

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:

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).
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))
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 INFORMATION	
Name of taxpayer Browning Duke LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 8711 River Crossing Blvd. Indianapolis, IN 46240		DLGF taxing district number	
Name of contact person Marc Armstrong		Telephone number (317) 808-6844	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Town Council of the Town of Whitestown, Indiana	Resolution number 2017-23. ERA #2. 2009-26, 2006-01, 2006-03	Estimated start date (month, day, year) 09/2017	
Location of property 4124 AllPoints Parkway Whitestown, IN 46075		Actual start date (month, day, year)	
Description of real property improvements Approximately 400,140 SF office, warehouse, distribution facility and associated parking area and site improvements.		Estimated completion date (month, day, year) 06/2018	
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		50	180
Salaries		1,500,000.00	3,700,000.00
Number of employees retained			
Salaries		*	200
Number of additional employees		*	\$,429,762.95
Salaries			
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED 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	16,558,600.00	18,803,025.00	
ACTUAL	COST	ASSESSED 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	16,558,600.00	18,803,025.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title AVP, Property Manager	Date signed (month, day, year) 5/13/21

* updated

5/28/21

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)

1. Not later than 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 (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.

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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

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)

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 appeal the designating body's decision by filing a complaint in the office of the 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.



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).
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))
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 INFORMATION	
Name of taxpayer Browning/Duke LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 8711 River Crossing Blvd. Indianapolis, IN 46240		DLGF taxing district number 06-018	
Name of contact person Marc Armstrong		Telephone number (317) 808-6844	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Town Council of Whitestown	Resolution number 2019-25	Estimated start date (month, day, year) 10/1/2019	
Location of property 4124 AllPoints Parkway Whitestown, IN 46075		Actual start date (month, day, year)	
Description of real property improvements Expand an existing distribution/office building by 133,380 square foot.		Estimated completion date (month, day, year) 5/31/2020	
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			180
Salaries			3,700,000.00
Number of employees retained			
Salaries			200
Number of additional employees		29	810,251,62.95
Salaries		945,817.00	
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED 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	6,267,675.00
ACTUAL		COST	ASSESSED 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	6,267,675.00
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title AVP, Property Manager	Date signed (month, day, year) 5/23/21

*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)

1. Not later than 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 (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.

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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

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)

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 appeal the designating body's decision by filing a complaint in the office of the 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.

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:	Property Address:
Crest 3930, LLC	Crest 3930, LLC
% Tom Osterhaus	3930 Perry Boulevard
1758 Timber Heights Drvie	Whitestown, IN 47075
Carmel, IN 46280	

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)

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).

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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 (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)
5. 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, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer CREST 3930, LLC			
Address of taxpayer (number and street, city, state, and ZIP code) 1758 Timber Heights Drive, Carmel, IN 46280			
Name of contact person Tom Osterhaus		Telephone number (317) 710-6837	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Town Council of Whitestown		Resolution number 2008-36	
Location of property Perry Industrial Park II, Sec 2, Lot 12 & PT of Lot 7		County Boone	
Description of real property improvements: 13,350 sf office and warehouse building and related site improvements located at the above location.		DLGF taxing district number 06-020	
		Estimated starting date (month, day, year) 04/01/2013	
		Estimated completion date (month, day, year) 04/15/2014	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		5	11
Salaries		150,000.00	330,000.00
Number of employees retained			
Salaries			
Number of additional employees			
Salaries			
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	0.00		
Plus: Values of proposed project	450,000.00		
Less: Values of any property being replaced	0.00		
Net values upon completion of project	450,000.00		
ACTUAL	COST	ASSESSED VALUE	
Values before project	0.00		
Plus: Values of proposed project	575,000.00		
Less: Values of any property being replaced	0.00		
Net values upon completion of project	575,000.00		
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED 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 CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Member	Date signed (month, day, year) 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)

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.
2. 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.
3. 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.
4. 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:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> 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 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> 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 RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the 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.			

**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 CREST 3930 LLC 1758 TIMBER HEIGHTS DR INDIANAPOLIS IN 46280	Legal description PERRY INDUSTRIAL PARK II SEC 2 LOT 12 & PT OF LOT 7
	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 (Form 130) 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/dlgs. 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 18978 (R12/1-14)

Prescribed by the Department of Local Government Finance

20 14 PAY 20 15

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 deadline in the initial year of assessment, he can apply between March 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 a copy of 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 6-1.1-12.1 for further instructions.
6. Taxpayer completes Sections I, II and III below.
7. If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-3(k)).
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):
 - a. Private or commercial golf course
 - b. Country club
 - c. Massage parlor
 - d. Tennis club
 - e. Skating facility, including roller skating, skateboarding or ice skating
 - f. Racquet sport facility (including handball or racquet ball court)
 - g. Hot tub facility
 - h. Sunbath facility
 - i. Racetrack
 - j. 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 facility is located in an economic development target area established under IC 6-1.1-12.1-7).
 - 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 target area established under IC 6-1.1-12.1-7, or the area is designated as a residential distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2 (c) (1 & 2).
 - l. Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I: DEDUCTION OF PROPERTY TAX			
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date March 1, 20 <u>14</u> .			
County Boone	Township Perry	DLGF taxing district number 06-020	Key number
Name of owner Crest I, LLC		Legal description from Form 11 Perry Industrial Park II Sec 2 Lot 12 & Pt of Lot 7	
Property address (number and street, city, state, and ZIP code) 3930 Perry Blvd.; Whitestown, IN 46075			Date of Form 11 (month, day, year) 07/15/2014
Type of structure Office/Warehouse Building			Use of structure Office/Warehouse
Governing body that approved ERA designation Whitestown Town Council		Date ERA designation approved (month, day, year) 11/11/2008	Resolution number 2008-38
Signature of owner or representative (I hereby certify that the representations on this application are true.) <i>Tom Osterhaus</i>			
Printed name of owner or representative Tom Osterhaus		Date signed (month, day, year) 7/15/14	
Address (number and street, city, state, and ZIP code) 9150 Harrison Park Ct., Ste. A; Indianapolis, IN 46216			
SECTION II: DEDUCTION OF PROPERTY TAX		AUDITOR'S USE	
A. Rehabilitation structure		1. Assessed valuation AFTER rehabilitation	
2. Assessed valuation BEFORE rehabilitation		3. Difference in assessed valuation (Line 1 minus Line 2)	
4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure)			
B. New structure		1. Assessed valuation	
2. Assessed valuation eligible for deduction		585,700.00	
I verify that the above described structure was assessed and the owner was notified on _____ with the effective date of the assessment being March 1, 20 _____ and that the assessed valuations in Section III are correct.			
Signature of Assessing Official		Printed name of assessing official	
		Date (month, day, year)	

CONTINUED ON THE REVERSE SIDE

TYPE OF DWELLING

☐ One (1) family dwelling

☐ Two (2) family dwelling

☐ Three (3) unit multifamily dwelling

☐ Four (4) unit multifamily dwelling

Assessed value limits for excess due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$99,000 for one to four family dwellings respectively.

This application is approved in the amounts shown above.

Signature of County Auditor _____

Printed name of County Auditor _____

Date signed (month, day, year) _____

DEDUCTION IS THE LESSER OF:

IC 6-1-1-12-1-4 (b)

DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD WHICH INCLUDES:

Assessed value (after rehabilitation or redevelopment) \$ _____ or \$74,880 AV

Assessed value (after rehabilitation or redevelopment) \$ _____ or \$108,080 AV

Assessed value (after rehabilitation or redevelopment) \$ _____ or \$169,000 AV

Assessed value (after rehabilitation or redevelopment) \$ _____ or \$199,880 AV

pay _____ through _____ pay

YEAR OF DEDUCTION / PERCENTAGE / DEDUCTION		YEAR OF DEDUCTION / PERCENTAGE / DEDUCTION	
(1) For deductions allowed over a 1 year period:		(10) For deductions allowed over a ten (10) year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
(2) For deductions allowed over a two (2) year period:		(11) For deductions allowed over an 11 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
(3) For deductions allowed over a three (3) year period:		(12) For deductions allowed over a 12 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
(4) For deductions allowed over a four (4) year period:		(13) For deductions allowed over a 13 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
13	20 pay 20 100%	13	20 pay 20 100%
(5) For deductions allowed over a five (5) year period:		(14) For deductions allowed over a 14 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
13	20 pay 20 100%	13	20 pay 20 100%
14	20 pay 20 100%	14	20 pay 20 100%
(6) For deductions allowed over a six (6) year period:		(15) For deductions allowed over a 15 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
13	20 pay 20 100%	13	20 pay 20 100%
14	20 pay 20 100%	14	20 pay 20 100%
15	20 pay 20 100%	15	20 pay 20 100%
(7) For deductions allowed over a seven (7) year period:		(16) For deductions allowed over a 16 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
13	20 pay 20 100%	13	20 pay 20 100%
14	20 pay 20 100%	14	20 pay 20 100%
15	20 pay 20 100%	15	20 pay 20 100%
16	20 pay 20 100%	16	20 pay 20 100%
(8) For deductions allowed over a eight (8) year period:		(17) For deductions allowed over a 17 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
13	20 pay 20 100%	13	20 pay 20 100%
14	20 pay 20 100%	14	20 pay 20 100%
15	20 pay 20 100%	15	20 pay 20 100%
16	20 pay 20 100%	16	20 pay 20 100%
17	20 pay 20 100%	17	20 pay 20 100%
(9) For deductions allowed over a nine (9) year period:		(18) For deductions allowed over a 18 year period:	
1	20 pay 20 100%	1	20 pay 20 100%
2	20 pay 20 100%	2	20 pay 20 100%
3	20 pay 20 100%	3	20 pay 20 100%
4	20 pay 20 100%	4	20 pay 20 100%
5	20 pay 20 100%	5	20 pay 20 100%
6	20 pay 20 100%	6	20 pay 20 100%
7	20 pay 20 100%	7	20 pay 20 100%
8	20 pay 20 100%	8	20 pay 20 100%
9	20 pay 20 100%	9	20 pay 20 100%
10	20 pay 20 100%	10	20 pay 20 100%
11	20 pay 20 100%	11	20 pay 20 100%
12	20 pay 20 100%	12	20 pay 20 100%
13	20 pay 20 100%	13	20 pay 20 100%
14	20 pay 20 100%	14	20 pay 20 100%
15	20 pay 20 100%	15	20 pay 20 100%
16	20 pay 20 100%	16	20 pay 20 100%
17	20 pay 20 100%	17	20 pay 20 100%
18	20 pay 20 100%	18	20 pay 20 100%

The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013, that did not have an alternative deduction schedule adopted by the designating body. All other abatement shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1-1-12-1-17.

The amount of the deduction shall be adjusted annually to reflect changes in the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1-1-12-1-4 (b).



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 61767 (02/1-07)
Prescribed by the Department of Local Government Finance

Original Document

20.10 PAY 20 11
FORM 68-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):
☐ Eligible vacant building (IC 6-1-1-12.1-4.5)
☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1-1-12.1-4.5)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing. The designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area.
2. Approval of the designating body (City Council, Town Board, County Board, etc.) must be obtained prior to the public hearing. The designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area.
3. To obtain a deduction, application Form 322 ERM/RE or Form 322 ERM/BD, whichever is applicable, must be filed with the assessor by the later of (1) May 15 or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. (IC 6-1-1-12.1-4.5.1(b) and IC 6-1-1-12.1-4.5.2(b))
5. The schedules established under IC 6-1-1-12.1-4.5.1-4.5.2(b) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1: TAXPAYER INFORMATION

Name of taxpayer: **CREST 1, LLC**
Address of taxpayer (number and street, city, state, and ZIP code): **8150 Harrison Park Court, Suite A, Indianapolis, IN 46216**
Name of contact person: **Tom Osterhaus**
Telephone number: **(317) 646-8000**
E-mail address: **tom@systembuilders.com**

SECTION 2: LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: **Town Council of Whitestown**
Location of property: **Lot 12, Section 2, Perry Industrial Park II**
Option of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary): **10,000 sq office and warehouse building and related site improvements to be constructed on**

County: **Boone**
DLPF listing district number: **08-020**
Estimated start date (month, day, year): **03/01/2009**
Estimated completion date (month, day, year): **11/01/2009**

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

Current number: **0.00**
Salaries: **\$0.00**
Number retained: **0.00**
Salaries: **\$0.00**
Number additional: **5.00**
Salaries: **\$150,000.00**

SECTION 4: ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

Is confidential: **None**
Current values: **None**
Plus estimated value of proposed project: **0.00**
Less value of any property being replaced: **0.00**
Net estimated value upon completion of project: **0.00**
WASTE CONVERTED AND OTHER BENEFITS PROVIDED BY THE TAXPAYER: **450,000.00**
Estimated solid waste converted (pounds): **0.00**
Estimated hazardous waste converted (pounds): **0.00**

SECTION 5: REAL ESTATE IMPROVEMENTS

NOTE: Pursuant to IC 6-1-1-12.1-4.1 (d) (2) the COST of the property is confidential.
COST: **0.00**
ASSESSED VALUE: **450,000.00**

SECTION 6: TAXPAYER CERTIFICATION


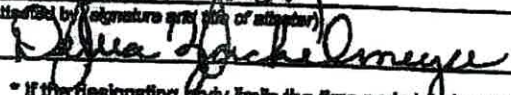
I hereby certify that the representations in this statement are true.
Signature of authorized representative: *[Signature]*
This: **Managing Member**
Date signed (month, day, year): **10/28/2008**

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed n/a calendar years * (see below). The date this designation expires is n/a.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☒ No
 3. Occupancy of a vacant building ☐ Yes ☒ No
- C. The amount of the deduction applicable is limited to \$ 0.00.
- D. Other limitations or conditions (specify) none
- E. The deduction is allowed for ten (10) years* (see below).

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

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
	(317) 769-6557	11-11-08
Attested by (signature and title of attester)	Designated body	
	Town Council of Whitestown	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 8-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

Original Document

RESOLUTION NO. 2008-36

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

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

FILED

APR 13 2005

Dawn L. Winters
Boone County Auditor

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

WHEREAS, 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 Exhibit B 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.

2. The Town Council hereby makes the following affirmative findings in regards to the Abatement Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment;
- d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment; and
- 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:

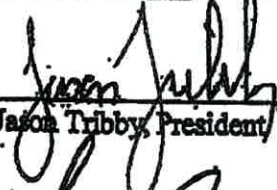
- a. As more particularly described in the Memorandum of Understanding for Tax Abatement between CREST I and the Town and included with the Abatement Application (the "MOU"), CREST I shall pay to the Town the Initial Application Fee, the Final Application Fee (each as defined in the MOU) and any other 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 CP-1/RE demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statements of Benefits (Form SB-1/RE) 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.

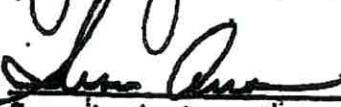
5. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

6. This Resolution shall take effect upon its adoption; and shall entitle CREST 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 November, 2008.



Jason Tribby, President



Susan Austin, Council Member



Dawn Semmler, Council Member

Kevin Russell, Council Member



Kyle West, Council Member

ATTEST:



Debra Zachelmeier, Clerk-Treasurer

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 (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, 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 Ind. Code § 6-1.1-12.1-4, with the first such year of abatement 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, Crest I, LLC has since completed the improvements described in the Form SB-1/RP, and the first year of abatement 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 inadvertently 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 taxpayer 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, payable 2015 taxes.

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

1. Crest I, LLC's noncompliance with the filing deadline described herein is waived pursuant to Ind. Code § 6-1.1-12.1-9.5, 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.

2. This Resolution shall take effect upon its adoption.

ADOPTED this 14th day of April, 2015.

ATTEST


Clark-Treasurer



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).
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))
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 INFORMATION	
Name of taxpayer Harvest C Project I-65 LLC	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 233 S. Wacker Dr., Suite 4700, Chicago, IL 60606	DLGF taxing district number 41030
Name of contact person Katie Lightbourn, Director - Property Tax	Telephone number (312) 466-3269
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Town of Whitestown	Resolution number 2010-15
Location of property 4860 S. Indianapolis Rd., Whitestown, IN 46075	Estimated start date (month, day, year) March 2012
Description of real property improvements 529,200 SF Warehouse	Actual start date (month, day, year) Oct 2015
	Estimated completion date (month, day, year) Feb 2016
	Actual completion date (month, day, year) Nov 2016
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current number of employees	137
Salaries	5,194,940.00
Number of employees retained	
Salaries	
Number of additional employees	40
Salaries	1,123,200.00
	5,194,940.00
SECTION 4 COST AND VALUES	
COST AND VALUES	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST
Values before project	
Plus: Values of proposed project	14,000,000.00
Less: Values of any property being replaced	
Net values upon completion of project	14,000,000.00
ACTUAL	COST
Values before project	
Plus: Values of proposed project	19,298,981.00
Less: Values of any property being replaced	
Net values upon completion of project	19,298,981.00
	28,140,500.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
Amount of solid waste converted	
Amount of hazardous waste converted	
Other benefits:	
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Title Authorized Agent
	Date signed (month, day, year) 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 may 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.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> 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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> 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 [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the 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.			



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

State Form 18379 (R14 / 6-15)

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 deadline 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 6-1-1-12.1 for further instructions.
- 6 Taxpayer completes Sections I, II and III below.
- 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 the property tax 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)).
- 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)
 - a Private or commercial golf course
 - b Country club
 - c Massage parlor
 - d Tennis club
 - e Skating facility, including roller skating, skateboarding or ice skating
 - f Racquet sport facility (including handball or racquet ball court)
 - g Hot tub facility
 - h Sunbath facility
 - i Race track
 - j 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 facility is located in an economic development-target area established under IC 6-1-1-12.1-7)
 - 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 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 cited in IC 6-1-1-12.1-2(c)(1 & 2)
 - l Package liquor store (see IC 6-1-1-12.1-3(e)(12))

SECTION I - DESCRIPTION OF PROPERTY			
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1-1-12.1-5 beginning with the assessment date January 1, 20 19.			
County Boone	Township Perry	DLGF taxing district number 020	Key number 020-02280-03
Name of owner Harvest C Project I-65 LLC		Legal description from Form 11 Perry Industrial Park III Sec 1 Part of Lot 3	
Property address (number and street, city, state, and ZIP code) 4860 S Indianapolis Rd., Whitestown, IN 46075			Date of Form 11 (month, day, year)
Type of structure Industrial			Use of structure Distribution
Governing body that approved ERA designation Town of Whitestown		Date ERA designation approved (month, day, year) 12/14/2010	Resolution number 2010-15
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE			
Signature of owner or representative (I hereby certify that the representations on this application are true) <i>Katie Lightbourn</i>			Date signed (month, day, year) 5/9/19
Printed name of owner or representative Katie Lightbourn		Address (number and street, city, state, and ZIP code) 2 N Riverside Plaza, Suite 2350, Chicago, IL 60606	
SECTION III - STRUCTURES			AUDITOR'S USE
A. Rehabilitation structure			
1. Assessed valuation AFTER rehabilitation			\$
2. Assessed valuation BEFORE rehabilitation			\$
3. Difference in assessed valuation (Line 1 minus Line 2)			\$
4. Assessed valuation eligible for deduction (for the increase in A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure)			\$
B. New structure			
1. Assessed valuation			\$ 25,610,800.00
2. Assessed valuation eligible for deduction			\$ 25,610,800.00
SECTION IV - VERIFICATION OF ASSESSING OFFICIAL			
I verify that the above described structure was assessed and the owner was notified on _____, with the effective date of the assessment being January 1, 20 _____, and that the assessed valuations in Section III are correct.			
Signature of assessing official		Printed name of assessing official	Date (month, day, year)

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*	YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**	
(1) For deductions allowed over a one (1) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	1 20__ pay 20__ \$_____ 100% * ____% \$_____	
(2) For deductions allowed over a two (2) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	2 20__ pay 20__ \$_____ 88% * ____% \$_____	
2 20__ pay 20__ \$_____ 50% * ____% \$_____	3 20__ pay 20__ \$_____ 75% * ____% \$_____	
(3) For deductions allowed over a three (3) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	4 20__ pay 20__ \$_____ 63% * ____% \$_____	
2 20__ pay 20__ \$_____ 66% * ____% \$_____	5 20__ pay 20__ \$_____ 50% * ____% \$_____	
3 20__ pay 20__ \$_____ 33% * ____% \$_____	6 20__ pay 20__ \$_____ 38% * ____% \$_____	
(4) For deductions allowed over a four (4) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	7 20__ pay 20__ \$_____ 25% * ____% \$_____	
2 20__ pay 20__ \$_____ 75% * ____% \$_____	8 20__ pay 20__ \$_____ 13% * ____% \$_____	
3 20__ pay 20__ \$_____ 50% * ____% \$_____	(9) For deductions allowed over a nine (9) year period:	
4 20__ pay 20__ \$_____ 25% * ____% \$_____	1 20__ pay 20__ \$_____ 100% * ____% \$_____	
(5) For deductions allowed over a five (5) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	2 20__ pay 20__ \$_____ 88% * ____% \$_____	
2 20__ pay 20__ \$_____ 80% * ____% \$_____	3 20__ pay 20__ \$_____ 77% * ____% \$_____	
3 20__ pay 20__ \$_____ 60% * ____% \$_____	4 20__ pay 20__ \$_____ 66% * ____% \$_____	
4 20__ pay 20__ \$_____ 40% * ____% \$_____	5 20__ pay 20__ \$_____ 55% * ____% \$_____	
5 20__ pay 20__ \$_____ 20% * ____% \$_____	6 20__ pay 20__ \$_____ 44% * ____% \$_____	
(6) For deductions allowed over a six (6) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	7 20__ pay 20__ \$_____ 33% * ____% \$_____	
2 20__ pay 20__ \$_____ 85% * ____% \$_____	8 20__ pay 20__ \$_____ 22% * ____% \$_____	
3 20__ pay 20__ \$_____ 66% * ____% \$_____	9 20__ pay 20__ \$_____ 11% * ____% \$_____	
4 20__ pay 20__ \$_____ 50% * ____% \$_____	(10) For deductions allowed over a ten (10) year period:	
5 20__ pay 20__ \$_____ 34% * ____% \$_____	1 20__ pay 20__ \$_____ 100% * ____% \$_____	
6 20__ pay 20__ \$_____ 17% * ____% \$_____	2 20__ pay 20__ \$_____ 95% * ____% \$_____	
(7) For deductions allowed over a seven (7) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	3 20__ pay 20__ \$_____ 80% * ____% \$_____	
2 20__ pay 20__ \$_____ 85% * ____% \$_____	4 20__ pay 20__ \$_____ 65% * ____% \$_____	
3 20__ pay 20__ \$_____ 71% * ____% \$_____	5 20__ pay 20__ \$_____ 50% * ____% \$_____	
4 20__ pay 20__ \$_____ 57% * ____% \$_____	6 20__ pay 20__ \$_____ 40% * ____% \$_____	
5 20__ pay 20__ \$_____ 43% * ____% \$_____	7 20__ pay 20__ \$_____ 30% * ____% \$_____	
6 20__ pay 20__ \$_____ 29% * ____% \$_____	8 20__ pay 20__ \$_____ 20% * ____% \$_____	
7 20__ pay 20__ \$_____ 14% * ____% \$_____	9 20__ pay 20__ \$_____ 10% * ____% \$_____	
	10 20__ pay 20__ \$_____ 5% * ____% \$_____	
<p>NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.</p> <p>* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).</p>		

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$74,880 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$105,080 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$156,000 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$199,530 AV	____ pay ____ through ____ pay ____
Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings respectively.		
SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)		
This application is approved in the amounts shown above.		
Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)



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

Reset Form

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).
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))
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 INFORMATION	
Name of taxpayer	LTP Anson Blvd LLC	County	Boone County
Address of taxpayer (number and street, city, state, and ZIP code)	333 W. Wacker Drive, Suite 2300, Chicago, IL 60606	DLGF taxing district number	06019
Name of contact person	Mallory Becker	Telephone number	(312) 897-4101

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Town of Whitestown	Resolution number	2018-57
Location of property	4993 Anson Blvd., Whitestown, IN 46075	Estimated start date (month, day, year)	6/1/2019
Description of real property improvements		Actual start date (month, day, year)	5/1/2019
		Estimated completion date (month, day, year)	3/1/2020
		Actual completion date (month, day, year)	1/10/2020

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		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	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	0.00	0.00	
Plus: Values of proposed project	10,000,000.00	1,669,600.00	
Less: Values of any property being replaced	0.00	0.00	
Net values upon completion of project	10,000,000.00	1,669,600.00	
ACTUAL	COST	ASSESSED VALUE	
Values before project	13,648,620.00	0.00	
Plus: Values of proposed project	10,678,344.13	16,692,600.00	
Less: Values of any property being replaced	0.00	0.00	
Net values upon completion of project	12,043,208.13	16,692,600.00	

SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Ryan Tripton	Title	Vice President
		Date signed (month, day, year)	MAY 07 2021 5/4/21

FILED

Rebecca M. Morton-Crum
BOONE COUNTY AUDITOR



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:

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).
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))
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).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer MACH II - B CTRP FISHBACK LLC		County BOONE	
Address of taxpayer (number and street, city, state and ZIP code) 2100 MCKINNEY AVENUE, SUITE 10 DALLAS TX 75201		DLGF taxing district number 06-019	
Name of contact person COLBY WATSON		Telephone number 214-888-2349	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body TOWN OF WHITESTOWN		Resolution number 2018-31	Estimated start date (month, day, year) 05/01/2018
Location of property ALBERT WHITE BLVD & 500 EAST WHITESTOWN IN 46075		Actual start date (month, day, year)	
Description of real property improvements: UP TO 1,550,000 SF OFFICE, WAREHOUSE, & DISTRIBUTION FACILITY AND ASSOCIATED PARKING AREA AND SITE.		Estimated completion date (month, day, year) 05/30/2019	
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES 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 AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
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 VALUE	
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		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative		Title Authorized Person	Date signed (month, day, year) 5-17-2021

**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 may 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.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> 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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 4 above)			
Reasons for determination (attach additional sheets if necessary)			
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 appeal the designating body's decision by filing a complaint in the office of the 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.			

**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	Legal description PT SW 24-18-1E 61.30A
	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 ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2021	
LAND	2,962,500	LAND	2,983,600
STRUCTURES/ IMPROVEMENTS*	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/dlgef. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County BOONE COUNTY	Township WORTH	Date of Notice (month, day, year) 4/29/2021
Assessing Official LISA GAROFFOLO		Telephone number (765) 482-0140
Address (number and street, city, state, ZIP code) 115 COURTHOUSE SQUARE, LEBANON IN 46052		

ORIGINAL

LEGAL DESCRIPTIONS OF TWO MCKINZIE PARCELS FOR GDI CONSTRUCTION CORP. REZONE

Property Address: Vacant Land 400 S. Whitestown, IN 46075 (Parcel I)

Part of the Southwest Quarter of Section 24, Township 18 North, Range 1 East, Worth Township, Boone County, Indiana described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 24; thence along the approximate center line of County Road 500 East and the Section line, North $00^{\circ}28'02''$ East (assumed bearing) 1005.00 feet; thence along a South described line of the David L. McKinzie & Sandra S. McKinzie Property recorded in Deed Book 215, page 754, Boone County Recorder's Office, North $88^{\circ}30'07''$ East, 335.00 feet; thence along an East described line of said McKinzie Property, North $00^{\circ}28'02''$ West, 140.00 feet; thence North $88^{\circ}30'07''$ East, 111.74 feet; thence North $74^{\circ}30'08''$ East, 110.87 feet; thence North $45^{\circ}00'00''$ East, 77.85 feet; then next sixteen (16) courses are along the approximate center line of Fishback Creek Legal Open Drain; (1) thence South $85^{\circ}44'37''$ East, 75.25 feet; (2) thence South $84^{\circ}07'38''$ East, 65.04 feet; (3) thence North $55^{\circ}45'35''$ East, 80.84 feet; (4) thence North $71^{\circ}45'02''$ East, 82.58 feet; (5) thence South $88^{\circ}10'18''$ East, 66.67 feet; (6) thence South $85^{\circ}18'38''$ East, 836.01 feet; (7) thence South $77^{\circ}12'20''$ East, 43.58 feet; (8) thence North $65^{\circ}30'30''$ East, 42.78 feet; (9) thence North $88^{\circ}58'24''$ East, 123.17 feet; (10) thence South $87^{\circ}42'40''$ East, 288.25 feet; (11) thence North $88^{\circ}16'28''$ East, 182.38 feet; (12) thence North $85^{\circ}14'31''$ East, 70.75 feet; (13) thence North $51^{\circ}15'50''$ East, 224.82 feet; (14) thence North $17^{\circ}15'15''$ East, 148.85 feet; (15) thence North $64^{\circ}40'17''$ East, 51.84 feet; (16) thence South $78^{\circ}32'04''$ East, 74.94 feet; thence along a West described line of the Harold E. Peabody & Madelyn Peabody Property recorded in Deed Record 240, pages 886-889, South $00^{\circ}35'11''$ East 1548.85 feet; thence along the approximate centerline of the County Road 400 South and the Section line, South $89^{\circ}48'20''$ West, 2289.00 feet to the point of beginning containing 81.878 acres, more or less.

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

A part of the Southwest Quarter of the Southwest Quarter of Section Twenty-Four (24), Township Eighteen (18) North, Range One (1) East of the Second Principal Meridian, situated in Worth Township, Boone 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 1 east, and run thence east 335 feet to an iron pipe; thence north 149 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.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51787 (R5 / 12-13)

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)

INSTRUCTIONS:

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



ORIGINAL

20 ____ PAY 20 ____

FORM SB-1 / Real Property

PRIVACY NOTICE

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer McCardwell, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 6025 Red Fox Rd, Pendleton, IN 46064					
Name of contact person Terry McCardwell		Telephone number (317) 567-6100		E-mail address tmccardwell@gdconstruction.	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Whitestown				Resolution number	
Location of property 3751 S 500 E, Whitestown, IN		County Boone		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 700,000 sq ft Office, Warehouse & Distribution facility and associated parking areas and site				Estimated start date (month, day, year) 01/01/15	
				Estimated completion date (month, day, year) 12/1/15	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number \$0.00	Salaries \$0.00	Number retained 0	Salaries \$0.00	Number additional 50	Salaries \$1,500,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
COST			ASSESSED VALUE		
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project			\$17,500,000		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Terry McCardwell</i>				Date signed (month, day, year) 9/30/14	
Printed name of authorized representative TERRY MCCARDWELL				Title PRES.	

FOR USE OF THE DESIGNATING BODY

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

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

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

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



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



0.0000

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 personal property tax abatement is being requested: EXIT 22 PARTNERS, 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 CARDWELL, MEMBER

Address: 6025 RED FOX RD, PENNINGTON, IN 46064

Telephone: 317-567-6104

E-Mail Address: tmccardwell@gdiconstruction.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 Mc CARDWELL, MEMBER

Address: 6025 RED FOX RD, PENNINGTON, IN 46064

Telephone: 317-567-6104

E-Mail Address: tmccardwell@gdiconstruction.com

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

a) Street Address: ALBERT WHITE BOULEVARD E 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.

SEE ATTACHED

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:

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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

N/A

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. N/A

9. What is the size of the facility to be improved or constructed?
UP TO 1,550,000 SF (741,000 SF PREVIOUSLY RECEIVED 10-YR TAX ABATEMENT)

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

SEE ATTACHED

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

SEE ATTACHED

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

☐ Yes ☒ No

13. What is the anticipated date for construction to begin? MAY 2018

14. What is the anticipated date for project completion? MAY 2019

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

☐ Yes ☐ No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 40,000,000

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested: N/A - THE ABATEMENT IS FOR A SPEC BUILDING.

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

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

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

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

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

d) Summary of benefits for existing and new employees:

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

ORIGINAL

Clerical _____ Average hourly wage rate for clerical positions _____

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

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

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

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

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

- g) What is the total dollar amount to be spent on new salaries? ESTIMATED TO BE \$1.5M. UNCERTAIN AS PROJECT IS A SPEC
h) Provide schedule for when new employee positions are expected to be filled BUILDING
UNCERTAIN AS TO EMPLOYEE SCHEDULE AS THE
PROJECT IS A SPEC BUILDING

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

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

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

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

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



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8	20%
9	10%
10	5%

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

I. Projected Current Conditions Without Abatement

- A. Current Annual Real Property Taxes: _____
 B. Projected 10-Year Total: _____

II. Projected Conditions With Abatement

- A. Projected 10-Year Real Property Taxes: \$ 8,525,000
 B. Projected 10-Year Abatement: \$ 4,219,875

III. Projected Total (Assumes Abatement Granted)

- A. Total Amount Abated: _____
 B. Total Taxes to be Paid: _____

Note: Attach Worksheets

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

- (a) zoning change (c) variance
 (b) annexation (f) special exception
 (c) plat approval (g) building permit
 (d) development plan (h) other _____

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

MINIMAL PUBLIC IMPROVEMENTS WILL NEED TO BE MADE
PRIOR APPROVED TIF FUNDING WILL BE THE SOURCE.

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. NONE ANTICIPATED

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

SDT WILL CONTINUE TO BE AN ACTIVE PARTICIPANT
WITH THE TOWN OF WHITESTOWN IN ECONOMIC
DEVELOPMENT AND ATTRACTING BUSINESSES TO THE
COMMUNITY

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. YES. LOCAL CONTRACTORS AND SUPPLIERS WILL BE USED, TO THE EXTENT THEY ARE QUALIFIED + COMPETITIVE.

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 MOST RECENT BUILDING CODE CONTINUES TO MAKE THESE BUILDINGS MORE "GREEN" THAN EVER BEFORE

CHECKLIST OF ATTACHMENTS:

<input checked="" type="checkbox"/>	Application Fee (\$2,000)
<input checked="" type="checkbox"/>	Completed Memorandum of Understanding
<input checked="" type="checkbox"/>	Completed Form SB-1/RP
<input checked="" type="checkbox"/>	Legal Description of Project Site
<input checked="" type="checkbox"/>	Area Map of Project Site
<u>N/A</u>	Description of Business at Site
<input checked="" type="checkbox"/>	Description of Improvements to Site
<u>N/A</u>	Description of Impact on Business if Improvements not Constructed
<input checked="" type="checkbox"/>	Schedule of Annual Tax Abatement %
<input checked="" type="checkbox"/>	Worksheets for Abatement Calculation

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

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

EVIT 22 PARTNERS, LLC

Ben McCaskey II
Signature of Owner or Authorized Representative

MEMBER
Title

Date

STATE OF _____)

) SS:

COUNTY OF _____)

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

_____, Notary Public
Residing in _____ County, _____

My commission expires:



ORIGINAL

Schedule of Proposed Tax Abatement Percentages

Whitestown, IN

10-Year Tax Abatement Schedule

Project Size (sf): 1,550,000
 Tax Rate psf: \$ 0.55
 Project Value (\$40 psf): \$ 62,000,000
 Annual Unabated Tax Pd \$ 852,500

Year	% of Assessed Value Exempt From Real Property Taxes	Real Property Taxes Paid	Real Property Taxes Abated
1	100%	\$0	\$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
8	20%	682,000	170,500
9	10%	767,250	85,250
10	5%	809,875	42,625
		5 4,305,125	5 4,219,875



ORIGINAL

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.



ORIGINAL

Application for Real Property Tax Abatement

Question #11.

Proposed Real Estate Improvements

Exit 22 Partners, LLC in conjunction with GDI Construction is planning to develop and construct up to 1,550,000 sf 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 abatement is a standard incentive that all of these communities will provide for this type of development to take place in their municipality. Without the abatement, 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.

ORIGINAL

MCC PROPERTIES, LLC (FARM)

EXHIBIT A

Part of the Southeast Quarter of Section 24, Township 18 North, Range 1 East, Worth Township, Boone County, Indiana described as follows:
Beginning at the Southwest corner of the Southwest Quarter of said Section 24, thence along the approximate center line of County Road 500 East and the Section line North 00°28'02" East (assumed bearing) 1006.00 feet, thence along a South described line of the David L. McCreary & Sandra S. McCreary Property recorded in Deed Book 218 page 754, Boone County Recorder's Office North 89°30'51" East, 335.00 feet, thence along an East described line of said McCreary Property North 00°28'02" West, 140.00 feet, thence North 89°30'51" East, 111.74 feet, thence North 74°30'58" East, 118.87 feet, thence North 45°30'00" East, 77.95 feet, then next 16 courses are along the approximate center line of Parbeck Creek Legal Open Drain, (1) thence South 89°44'37" East, 75.25 feet, (2) thence South 84°10'30" East, 66.04 feet, (3) thence North 55°43'36" East, 80.84 feet, (4) thence North 71°40'02" East, 92.50 feet, (5) thence South 89°10'13" East, 66.67 feet, (6) thence South 62°18'33" East, 336.01 feet, (7) thence South 71°12'20" East, 43.58 feet, (8) thence North 82°30'30" East, 42.16 feet, (9) thence North 83°53'21" East, 138.17 feet, (10) thence South 81°42'40" East, 298.29 feet, (11) thence North 37°10'28" East, 122.38 feet, (12) thence North 55°14'31" East, 70.15 feet, (13) thence North 61°15'50" East, 224.92 feet, (14) thence North 1°19'15" East, 148.83 feet, (15) thence North 64°40'17" East, 61.84 feet, (16) thence South 73°32'04" East, 74.84 feet, thence along a West described line of the Harold E. Peabody & Marilyn Peabody Property recorded in Deed Record 240, pages 936-939, South 00°35'11" East, 1546.98 feet, thence along the approximate centerline of the County Road 400 South and the Section line South 89°43'20" West, 7266.02 feet to the point of beginning containing 61.876 acres, more or less.

ORIGINAL

MCC PROPERTIES, LLC (HOUSE)

EXHIBIT A

A part of the Southwest Quarter of the Southwest Quarter of Section 24 Township 18 North Range 1 East of the Second Principal Meridian situated in Worth Township Boone County Indiana and containing 1.677 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 1 East and run thence East 335 feet to an iron pipe thence North 140 feet to an iron pipe thence West 3.35 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.

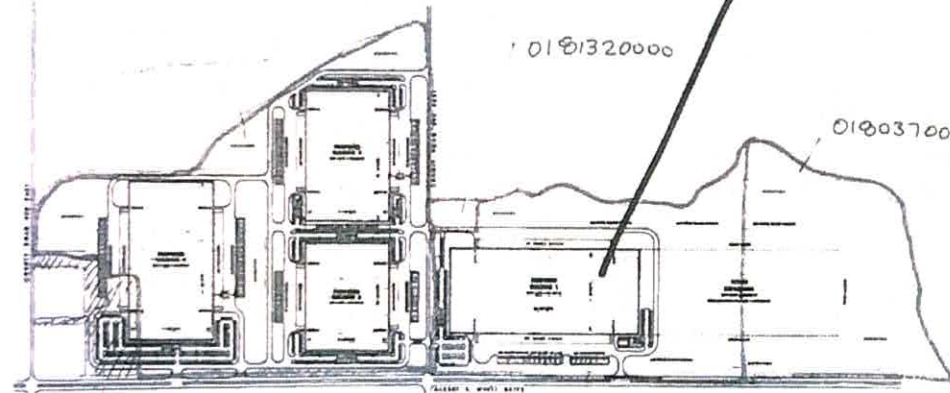

ORIGINAL

0120213003

BUILDING 1
MAX-SIZE: 1,550,000
PREVIOUS ABATEMENT:
741,000 SF

0181320000

0180370007



partial not included in allocation
area

Site Plan Scale 1" = 200' (approx)



018032203



Fishback Creek Business Park

ALBERT L. WHITE DRIVE & C.E. RUD BAY - WHITEHORN, INDIANA



ORIGINAL



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

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).

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).
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).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer PTS Diagnostics Real Estate Holdings LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 4600 Anson Blvd., Whitestown, IN 46075		DLGF taxing district number 06019	
Name of contact person Laurie Ellenberger		Telephone number (317) 860-8039	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Whitestown Town Council		Resolution number 2018-24	Estimated start date (month, day, year) 4/18/2018
Location of property 4656 Anson Boulevard, Whitestown, IN 46075		Actual start date (month, day, year)	
Description of real property improvements Development of a 135,000SF building on existing parcel number 06-07-26-000-007.000-019 to accommodate the expansion of its research, manufacturing and distribution facility currently located at 7736 Zionsville Road. Parcel was split and the new parcel number is 06-07-26-000-007.008-019.		Estimated completion date (month, day, year) 12/31/2023	
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
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		17,206,092.80	12,700,823.00
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	12,100,000.00		
Less: Values of any property being replaced			
Net values upon completion of project	12,100,000.00		
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	*12,100,000.00		
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Laurie Ellenberger		Title SVP, FINANCE, Acctg & IT	Date signed (month, day, year) 4/8/2024

*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)

1. Not later than 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 (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.

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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

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)

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 appeal the designating body's decision by filing a complaint in the office of the 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.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51707 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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 6-1.1-12.1-5.1.

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Browning/Duke LLC c/o Duke Realty Corp f/b/o Polymer Technology Systems, Inc. and/or related entities					
Address of taxpayer (number and street, city, state, and ZIP code) 7736 Zionsville Road, Indianapolis, IN 46268					
Name of contact person Mark Morgan		Telephone number (317) 860-8035		E-mail address mmorgan@ptsdiagnostics.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council				Resolution number	
Location of property 4656 Anson Boulevard, Whitestown, IN 46075		County Boone		DLGF taxing district number 06019	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Development of a 135,000SF building on existing parcel number 06-07-26-000-007.000-019 to accommodate the expansion of its research, manufacturing and distribution facility currently located at 7736 Zionsville Road.				Estimated start date (month, day, year) 4/18/2018	
				Estimated completion date (month, day, year) 12/31/2023	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 194.00	Salaries \$17,206,092.80
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					
Plus estimated values of proposed project			12,100,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			12,100,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 5-APRIL-2018	
Printed name of authorized representative Mark Morgan				Title Chief Financial Officer	

FOR USE OF THE DESIGNATING BODY

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

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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



Personal Property Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
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

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



EXHIBIT A

Abatement Applications



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

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): 06-07-26-000-007.000-019

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

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

Land - \$36,300

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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

No

8. Does your business have other operations in Indiana? If so, please list the location of the other operations.

Yes. 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 building to be constructed will be approximately 135,000SF.

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

Please see attachment to application.

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

Please see attachment to application.

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

Yes X No

13. What is the anticipated date for construction to begin? April 2018

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

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

Yes No X 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. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested:

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

Skilled n/a Average hourly wage rate for skilled positions n/a

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

Salaried n/a Average salary (per hour) for salaried positions n/a

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)
0

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

Skilled n/a Average hourly wage rate for skilled positions n/a

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

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)
0

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

Skilled n/a Average hourly wage rate for skilled positions n/a

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

194

- f) Number of created part-time 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 n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

Salaried n/a Average salary (per hour) for salaried positions n/a

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

0

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.

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

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

I. Projected Current Conditions Without Abatement

A. Current Annual Real Property Taxes:	<u>\$872.90</u>
B. Projected 10-Year Total:	<u>\$8,729.00</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	<u>\$2,471,800.00</u>
B. Projected 10-Year Abatement:	<u>\$1,211,210.00</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$1,211,210.00</u>
B. Total Taxes to be Paid:	<u>\$1,260,590.00</u>

Note: Attach Worksheets

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

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

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. _

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

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

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

[Signature]
Signature of Owner or Authorized Representative

Title

CFO

Date

5/APRIL/2018

STATE OF Indiana)
COUNTY OF Marion)

SS:

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

Residing in

[Signature], Notary Public
County, Marion

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.



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

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).

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).
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).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Zeller-401 LRH Restructured TIC LLC, Zeller-401 Lord TIC LLC, Lord Realty Holdings LLC, BGP Partners LLC & AJN LLC (tenants in common)	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 180 N. Franklin St., Denver, CO 80218-4005	DLGF taxing district number 020
Name of contact person Geoff Lord	Telephone number (303) 717-5335
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Whitestown Town Council	Resolution number 2018-13
Location of property 5828 Commerce Dr., Whitestown, IN 46075 - Lot 2	Estimated start date (month, day, year) May, 2018
Description of real property improvements Approx 356,000 sq ft "flex" style building with office and warehouse components	Actual start date (month, day, year) July 31, 2018
	Estimated completion date (month, day, year) April, 2019
	Actual completion date (month, day, year) Sept 24, 2019
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current number of employees	0
Salaries	0.00
Number of employees retained	0
Salaries	0.00
Number of additional employees	see SB-1, filed combined
Salaries	see SB-1, filed combined
SECTION 4 COST AND VALUES	
COST AND VALUES	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	ASSESSED VALUE
Values before project	0.00
Plus: Values of proposed project	see SB-1, filed combined
Less: Values of any property being replaced	0.00
Net values upon completion of project	see SB-1, filed combined
ACTUAL	ASSESSED VALUE
Values before project	
Plus: Values of proposed project	12,321,835.00 *
Less: Values of any property being replaced	
Net values upon completion of project	12,321,835.00 *
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
Amount of solid waste converted	0.00
Amount of hazardous waste converted	0.00
Other benefits:	n/a
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative Patricia L. Wrenn, CPA	Title For Geoff Lord, LRC prop mgr for TIC group
	Date signed (month, day, year) 5/13/2021

* Total as of 11/1/2021

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 may 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.

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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

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)

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 appeal the designating body's decision by filing a complaint in the office of the 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.



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 designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer	County Materials Corp	
County	Boone	
Address of taxpayer (number and street, city, state, and ZIP code)	6142 South Indianapolis Rd Whitestown IN 46075	
DLGF taxing district number		
Name of contact person	Rob Gilles	
Telephone number	(715) 848-1365	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body	Resolution number	Estimated start date (month, day, year)
Whiestown Town Council	2017-01	12/15/2016
Location of property	6142 South Indianapolis Rd Whitestown IN 46075	
	Actual start date (month, day, year)	
	12/15/2016	
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Estimated completion date (month, day, year)	
	12/31/17	
	Actual completion date (month, day, year)	
	12/31/17	

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		39	56
Salaries		1,808,165.00	2,282,000.00
Number of employees retained		39	48
Salaries		1,808,165.00	2,146,000.00
Number of additional employees		20	8
Salaries		609,440.00	136,000.00

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
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 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title	Date signed (month, day, year)
<i>Ann Cook</i>	Accounting Supervisor	05/10/2021

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.
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.
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:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> 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 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> 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 RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may 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**

State Form 10068 (R26 / 2-21)

Prescribed by the Department of Local Government Finance

FORM 104**JANUARY 1, 20 21**

For Assessor's Use Only

NOTE: If you are declaring on Form 102, Form 103-Short, or 103-Long the exemption for personal property with an acquisition cost of less than \$40,000, check the box below and submit this completed form with the corresponding form.

☐ Yes, I am declaring the \$40,000 exemption and will also claim the exemption on Form 102, Form 103-Short, or Form 103-Long.

This form is filed with either the Form 102 or Form 103. Signatures on both forms (Form 104 and Form 102 or Form 103) are required per 50 IAC 4.2-2-9(e).

INSTRUCTIONS: This form must be filed with the township assessor, if any, or the county assessor of the county in which the property is located not later than May 17, 2021, unless an extension of up to thirty (30) days is granted in writing. Contact information for the assessor is available at: <http://www.in.gov/dlgf/2440.htm>.

Name of taxpayer County Materials Corp	Name under which business is conducted Same	DLGF taxing district number	
Nature of business Manufacturing	County Boone	Township Whitestown-Perry	
Address where property is located (number and street) 6142 South Indianapolis Rd	City Whitestown	State IN	ZIP code 46075
Name to which Assessment and Tax Notice should be mailed (if different than above)			
Mailing address (number and street) (if different than above) PO Box 100	City Marathon	State WI	ZIP code 54448-0100

TOTAL TANGIBLE PERSONAL PROPERTY (Please check one.) <input type="checkbox"/> Form 102 <input type="checkbox"/> Form 103-Short <input checked="" type="checkbox"/> Form 103-Long			
Summary (round all numbers to nearest ten dollars)	REPORTED BY TAXPAYER	CHANGE BY ASSESSOR	CHANGE BY COUNTY BOARD
Schedule A - Personal Property	\$ 4,798,550.00	\$	\$
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 Excise Tax must be reported as depreciable personal property in the pools on Schedule A of Forms 102 or 103.			

FILING REQUIREMENTS

Property in more than one Taxing District - Due to varying tax rates, a taxpayer who has property in two or more taxing districts within the same township must have separate assessments for each district covering only property located in that district. (IC 6-1.1-3-10)

Were expenditures made since the last assessment date for improvements on any real property owned, held, possessed, controlled or occupied by the taxpayer in the township wherein this return is filed? ☐ Yes ☒ No

If Yes, attach a statement setting forth the name of owner, location of the real property, an explanation of the nature, cost, date on which construction of improvements was begun, and date on which construction was completed. If not completed as of January 1, state the percentage completed at that time. (IC 6-1.1-5-13)

SIGNATURE AND VERIFICATION

Under penalties of perjury, I hereby certify that this return (including accompanying schedules and statements), to the best of my knowledge and belief, is true, correct, and complete; 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 6-1.1 et seq., as amended, and regulations promulgated with respect thereto.

Signature of authorized person 	Printed name of authorized person Lori Crook	Date (month, day, year) 05/10/2021
Title of authorized person Accounting Supervisor	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 6-1.1-11(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?

INSTRUCTIONS:

1. Please type or print.
2. This form must be filed with the township assessor, if any, or the county assessor of the county in which the property is located not later than May 17, 2021, unless an extension of up to thirty (30) days is granted in writing. Contact information for the assessor is available at: <http://www.in.gov/dlgf/2440.htm>.
3. A Form 104 must be filed with this return.

SECTION I

Name of taxpayer County Materials Corp		Name under which business is conducted Same		Federal identification number ** 39-1771028	
Nature of business Manufacturing		DLGF taxing district name		DLGF taxing district number	
NAICS Code number *	Retail merchant's certificate number	Township Whitestown-Perry		County Boone	
Address where property is located (number and street) 6142 South Indianapolis Rd		City Whitestown	State IN	ZIP code 46075	
Address to which assessment and tax notification should be mailed (if different than above) PO Box 100		City Marathon	State WI	ZIP code 54448-0100	

SECTION II

1. Federal income tax year ends: 12/31		Name filed under: County Materials Corp				
2. Location of accounting records		Address (number and street) 205 North Street		City Marathon	State WI	ZIP code 54448
3. Form of business		<input type="checkbox"/> Partnership or Joint Venture <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Estate or Trust				
		<input type="checkbox"/> Other, describe: _____				
4. Do you have other locations in Indiana?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
5. Did you own, hold, possess or control any leased, rented or other depreciable personal property on January 1?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (50 IAC 4.2-8)				
6. Did you own, hold, possess or control any Special Tools on January 1?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete Form 103-T. (50 IAC 4.2-6-2)				
7. Did you own, hold, possess or control any returnable containers on January 1?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (50 IAC 4.2-6-4)				

If taxpayer answers "yes" to question 5, the owner must file Form 103-O and the possessor must file Form 103-N. Failure to properly disclose lease information may result in a double assessment. (50 IAC 4.2-2 and 50 IAC 4.2-8).

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) penalty. In addition, if the 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)). This information would include, but not be limited to, completion of the heading and related information, answers to all questions on the face of the return, and entries on all of the appropriate lines of Schedule A. If such information is not provided, the taxpayer will be contacted and directed to provide that information. In addition, a penalty of \$25 shall be imposed. (IC 6-1.1-3-7(d))

* NAICS - North American Industry Classification System - A complete list of codes may be found at: www.census.gov.

NOTE: The NAICS Code Number appears on your federal income tax return.

** An individual using his Social Security Number as the Federal Identification Number is only required to provide the last four digits of that number. IC 4-1-10-3.

SECTION III

SUMMARY (Round all numbers to nearest ten dollars)	REPORTED BY TAXPAYER	CHANGE BY ASSESSOR	CHANGE BY THE COUNTY BOARD
Schedule A - Personal Property	\$ 4,798,550.00	\$	\$
Deduction per Form 103 ERA or Form 103-CTP	- \$ 2,951,522.00	\$	\$
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 6-1.1 et seq., as amended, and regulations promulgated with respect thereto.

Signature of authorized person 		Printed name of authorized person Lori Crook		Date (month, day, year) 05/10/2021	
Title of authorized person Accounting Supervisor		Telephone number (715) 870-4655		E-mail of authorized person lori.crook@countymaterials.com	

SECTION V

FORM 103 - LONG See 50 IAC 4.2-4		TANGIBLE PERSONAL PROPERTY CONFIDENTIAL		SCHEDULE A JANUARY 1, 2021	
Line	Report all personal property assessable to this taxpayer below. (Round all figures below to nearest dollar)				Federal 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)				COST	
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				\$ 19,754,464.00
Additions: See 50 IAC 4.2-1-1.1 and 50 IAC 4.2-4-3(b) and 4					
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
POOLING SUMMARY (From Schedule A-1 or Form 103-P5)		TOTAL COST COLUMN A	ADJUSTMENTS COLUMN B	ADJUSTED COST COLUMN C	TRUE TAX VALUE COLUMN D
52	Total All Pools	\$ 19,754,464.00	\$ 9,230,983.00	\$ 10,523,481.00	\$ 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).				\$ 3,157,044.00
54	Greater of Lines 52D or 53.				\$ 4,476,738.00
Adjustments to True Tax Value					
55	Equipment not placed in service and/or critical spare parts (50 IAC 4.2-6-1 & 6) per Form 106.	Cost \$		X 10%	\$
56	Tools, dies, jigs, fixtures, etc., per Form 103-T. (50 IAC 4.2-6-2)		Cost \$	9,230,983.00	\$ 321,812.00
57	Permanently retired equipment (50 IAC 4.2-4-3) and/or returnable containers (50 IAC 4.2-6-4) per Form 106.		Cost \$		\$
58	Commercial aircraft and commercial bus line fleet, not subject to excise tax per Form 103-I. (50 IAC 4.2-10)		Cost \$		\$
59	Total additions to True Tax Value. (Lines 55, 56, 57 and 58)				\$ 321,812.00
60	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 FIGURES BELOW TO THE NEAREST DOLLAR.						
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					
POOL NUMBER 2: (5 TO 8 YEAR LIFE)						
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 NUMBER 3: (9 TO 12 YEAR LIFE)						
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 NUMBER 4: (13 YEAR AND LONGER LIFE)						
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 6-1.1-11(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.

Contact information for the assessor is available at: <http://www.in.gov/dlgf/2440.htm>.

RETURN OF SPECIAL TOOLS

State Form 22667 (R11 / 2-21)

Prescribed by the Department of Local Government Finance

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					DLGF taxing district number	
SECTION I		REPORT OWNED SPECIAL TOOLS ON THIS SIDE INCLUDE - TOOLS, DIES, JIGS, PATTERNS, FIXTURES, ETC., OWNED			SCHEDULE I	
LINE Round all figures to the nearest dollar.						
1	Total Cost of special tools, dies, 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.						TRUE TAX VALUE
2	CATEGORY I	Total Cost (Acquisitions since last assessment date)	\$ 166,230	X 30% =	\$ 49,869	
3	CATEGORY II	Total Cost (Acquisitions prior to last assessment date)	\$ 9,064,753	X 3% =	\$ 271,943	
4	Total True Tax Value, Special Tools - to Form 103, Section A, Line 56					\$ 321,812

SECTION II - ASSESSED TO OWNER ON FORM 103

Information return of all special tools owned and reported for assessment on Form 103 as of January 1 of the current assessment year by this taxpayer but which were held, possessed, or controlled by another person. (Attach list if necessary.)

NAME AND ADDRESS OF PERSON POSSESSING PROPERTY	LOCATION OF PROPERTY	DATE OF MANUFACTURE	DESCRIPTION	DATE DELV'D TO POSSESSOR	QUANTITY	COST PER 50 IAC 4.2
TOTAL						



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 21

For Assessor's Use Only

INSTRUCTIONS: Please file with Form 102 or 103.

Name of taxpayer County Materials Corp		DLGF taxing district number	
Name under which business is conducted Same	Township Whitestown-Perry	County Boone	
Address where property is located (number and street) 6142 South Indianapolis Rd	City 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.

DEPRECIABLE AND OTHER

- (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 Explain All Calculations Below.

SIGNATURE AND VERIFICATION

I hereby certify to the best of my knowledge and belief that the facts stated as bases for the adjustments claimed are true and complete and that the adjustments claimed hereon are required to produce true tax value of the property affected as defined by 50 IAC 4.2-1-1.1(t).

Signature of authorized person <i>Lori Crook</i>	Printed name of authorized person Lori Crook	Date (month, day, year) 05/10/2021
Title of authorized person <i>Accounting Supervisor</i>	Telephone number (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

DEPRECIABLE AND OTHER

Total Adjustment Claimed by Taxpayer

Total Adjustment Allowed by Assessor



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.

INSTRUCTIONS:

1. In order to receive a deduction, this schedule must be submitted with a timely filed Form 103-Long.
2. A separate schedule must be completed and attached to Form 103-Long for each approved Form SB-1/PP for that abatement.
3. 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 County Materials Corp		Name of contact person Rob Gilles	
Full address (number and street, city, state, and ZIP code) 6142 South Indianapolis Rd Whitestown IN 46075		E-mail address of contact person rob.gilles@countymaterials.com	Telephone number (715) 848-1365
County Boone	Township Whitestown-Perry	Taxing District	Fax number ()

SECTION 2 ECONOMIC REVITALIZATION AREA INFORMATION		
Name of body designating the Economic Revitalization Area Whitestown Town Council	Resolution number 2017-01	Length of abatement (years) 10
Date designation approved (month, day, year) 12/15/2016	Date designation will terminate (month, day, year) n/a	Does resolution limit dollar amount of deduction? <input type="checkbox"/> Yes, and limit is based on equipment. <input checked="" type="checkbox"/> No <input type="checkbox"/> Cost and/or <input type="checkbox"/> 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 is greater than Line 52D on page 2 of the Form 103-Long [IC 6-1.1-12.1-4.5(g)]	Box 1 - Enter amount shown on Line 53 of Form 103-Long	Box 2 - Enter amount shown on Line 52D of Form 103-Long	Box 3 - Divide Box 1 by Box 2 (carry ratio 5 decimal places)

POOL NUMBER 1 (1 TO 4 YEAR LIFE)								
	103 Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year *	Percent	Deduction Claimed
13	1-2-20 To 1-1-21	\$	65%	\$	1		%	\$
14	1-2-19 To 1-1-20		50%		2			
15	1-2-18 To 1-1-19		35%		3			
16A	1-2-17 To 1-1-18		20%		4			
16B	1-2-16 To 1-1-17		20%		5			
16C	3-2-15 To 1-1-16		20%		6			
16D	3-2-14 To 3-1-15		20%		7			
16E	3-2-13 To 3-1-14		20%		8			
16F	3-2-12 To 3-1-13		20%		9			
16G	3-2-11 To 3-1-12		20%		10			
17	TOTAL POOL NUMBER 1	\$	--	\$	--	--	--	\$

POOL NUMBER 2 (5 TO 8 YEAR LIFE)								
	103 Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year *	Percent	Deduction Claimed
18	1-2-20 To 1-1-21	\$	40%	\$	1		%	\$
19	1-2-19 To 1-1-20	402,492.00	56%	225,396.00	2	4.0	70.0	157,777.00
20	1-2-18 To 1-1-19	8,736,315.00	42%	3,669,252.00	3	4.0	70.0	2,568,476.00
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			
24A	3-2-14 To 3-1-15		15%		7			
24B	3-2-13 To 3-1-14		15%		8			
24C	3-2-12 To 3-1-13		15%		9			
24D	3-2-11 To 3-1-12		15%		10			
25	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.)	\$ 2,726,253.00
--------------------------------------------------------------------------------------	-----------------

SECTION 3 (continued)

ABATED EQUIPMENT POOLING SCHEDULE
POOL NUMBER 3 (9 TO 12 YEAR LIFE)

		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			
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	\$	--	\$	--	--	--	--	\$

POOL NUMBER 4 (13 YEAR AND LONGER LIVES)

		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			
46	3-2-12 To 3-1-13		25%			9			
47	3-2-11 To 3-1-12		21%			10			
51	TOTAL POOL NUMBER 4	\$	--	\$	--	--	--	--	\$

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)			True Tax Value (Included on Form 103-T)			Abatement			Deduction Claimed		
						Year	Year *	Percent			
S1	1-2-20 To 1-1-21	\$	166,230.00	30%	49,869.00	The Minimum Value Ratio Is Not Applicable To Special Tooling	1	4.0	70.0 %	\$	34,908.00
S2	1-2-19 To 1-1-20		42,253.00	3%	1,268.00		2	4.0	70.0		888.00
S3	1-2-18 To 1-1-19		9,022,500.00	3%	270,675.00		3	4.0	70.0		189,473.00
S4	1-2-17 To 1-1-18			3%			4				
S5	1-2-16 To 1-1-17			3%			5				
S6	3-2-15 To 1-1-16			3%			6				
S7	3-2-14 To 3-1-15			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	Limit	\$	
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.)	AV	\$	2,951,522.00

Obsolescence claimed on Form 106? ☐ Yes ☒ No

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.



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

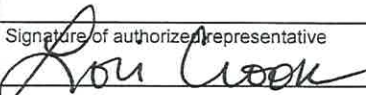
FORM CF-1 / Real Property

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).

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).
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).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer CMC Whitestown LLC	County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 6142 South Indianapolis Rd Whitestown IN 46075	DLGF taxing district number	
Name of contact person Rob Gilles	Telephone number (715) 848-1365	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Whitestown Town Council	Resolution number 2017-01	Estimated start date (month, day, year) 12/15/2016
Location of property 6142 South Indianapolis Rd Whitestown IN 46075	Actual start date (month, day, year) 12/15/2016	
Description of real property improvements Retrofit of existing operations at 6142 South Indianapolis Road to allow for the manufacturing of pre-stressed concrete. Real property improvements will include new forms and bed, expanding and reinforcing the outside storage lot and upgrading the sewer system.	Estimated completion date (month, day, year) 12/31/2017	
	Actual completion date (month, day, year) 12/31/2017	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	39	56
Salaries	1,808,165.00	2,282,000.00
Number of employees retained	39	48
Salaries	1,808,165.00	2,146,000.00
Number of additional employees	20	8
Salaries	609,440.00	136,000.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	545,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	545,000.00	
ACTUAL	COST	ASSESSED 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 CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Accounting Supervisor	Date signed (month, day, year) 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)

1. Not later than 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 (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.

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 property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

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)

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 appeal the designating body's decision by filing a complaint in the office of the 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.



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 designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Polymer Technology Systems, Inc. and/or related entities	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 4600 Anson Blvd., Whitestown, IN 46075	DLGF taxing district number 06019
Name of contact person Laurie Ellenberger	Telephone number (317) 860-8039

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Whitestown Town Council	Resolution number 2018-24	Estimated start date (month, day, year) 4/18/2018
Location of property 4656 Anson Boulevard, Whitestown, IN 46075	Actual start date (month, day, year)	
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Please see attached description of equipment investment.	Estimated completion date (month, day, year) 12/31/2023	
	Actual completion date (month, day, year)	

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL	
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	17,206,092.80	12,700,823.00	

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
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 pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Laurie Ellenberger</i>	Title <i>SVP, FINANCE, Acctg + IT</i>	Date signed (month, day, year) <i>4/8/2021</i>

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.
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.
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:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> 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 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved <input type="checkbox"/> 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 RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may 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.

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51784 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP**PRIVACY NOTICE**

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

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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable 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 where the property is situated or with the county assessor if there is no 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 and/or 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.
4. 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)
5. For a Form SB-1/PP 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/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer	Polymer Technology Systems, Inc. and/or related entities		Name of contact person	Mark Morgan				
Address of taxpayer (number and street, city, state, and ZIP code)		7738 Zionsville Road, Indianapolis, IN 46268		Telephone number	(317) 860-8035			
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body		Whitestown Town Council		Resolution number (a)				
Location of property		4656 Anson Boulevard, Whitestown, IN 46075		County	Boone			
				DLGF taxing district number	06019			
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary)		ESTIMATED						
				START DATE	COMPLETION DATE			
		Manufacturing Equipment		04/18/2018	12/31/2023			
		R & D Equipment		04/18/2018	12/31/2023			
		Logist Dist Equipment		04/18/2018	12/31/2023			
		IT Equipment		04/18/2018	12/31/2023			
Please see attached description of equipment investment.								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	0	Salaries	0	Number retained	0			
		Salaries	0	Number additional	194			
				Salaries	\$17,206,092.80			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)				Estimated hazardous waste converted (pounds)				
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative				Date signed (month, day, year)		5-APRIL-2008		
Printed name of authorized representative				Title		Chief Financial Officer		
Mark Morgan								

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> 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. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

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

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

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

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



Personal Property Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
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
Jeff Wishek, Council Member
Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



EXHIBIT A

Abatement Applications

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): 06-07-26-000-007.000-019

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

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

\$0.00

6. Has this project or tax abatement request been discussed with the President of the Whitestown Redevelopment Commission and/or President of the Whitestown Town Council? ☒ Yes ☐ No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

No

8. Does your business have other operations in Indiana? If so, please list the location of the other operations.

Yes. 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 building to be constructed will be approximately 135,000SF.

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company.

Please see attachment to application.

11. On a separate page, briefly describe the equipment to be installed by your company at the project location.

Please see attachment to application.

12. Has the new equipment been installed (Please note that State statute requires applicants to delay installation until after abatement has been granted)?

☐ Yes ☒ No

13. What is the anticipated date for installation to begin? April 2018

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

15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?

☐ Yes ☐ No ☒ N/A

- a) If no, please describe the new functions to be performed by the new equipment:

N/A

- b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$13,500,000

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

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

Skilled n/a Average hourly wage rate for skilled positions n/a

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

Salaried n/a Average salary (per hour) for salaried positions n/a

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)
0

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

Skilled n/a Average hourly wage rate for skilled positions n/a

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

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)
0

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

Skilled n/a Average hourly wage rate for skilled positions n/a

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

194

- f) Number of created part-time 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 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.

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 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.

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

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

I. Projected Current Conditions Without Abatement

A. Current Annual Personal Property Taxes:	<u>\$0.00</u>
B. Projected 10-Year Total:	<u>\$0.00</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Personal Property Taxes:	<u>\$1,129,940.00</u>
B. Projected 10-Year Abatement:	<u>\$1,016,960.00</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$1,016,960.00</u>
B. Total Taxes to be Paid:	<u>\$112,980.00</u>

Note: Attach Worksheets

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

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

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. 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

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]
Signature of Owner or Authorized Representative

Title

5-APRIL-2018

Date

STATE OF Indiana)
COUNTY OF Marion)

SS:

Before me, the undersigned Notary Public, this 5 day of April, 2018, personally appeared Mark Morgan 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.

[Signature]
Residing in Indiana County, Marion
Notary Public

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.