

ORIGINAL

RESOLUTION NO. 2020-01

**RESOLUTION CONFIRMING SPECIAL ASSESSMENTS FOR
WHITESTOWN ECONOMIC IMPROVEMENT DISTRICT**

WHEREAS, on December 18, 2019, the Town Council of the Town of Whitestown, Indiana (the "Town") adopted Ordinance No. 2019-30 pursuant to Indiana Code 36-7-22, as amended (the "Act"), which, among other matters, established (i) the Whitestown Economic Improvement District (the "District"), (ii) the Whitestown Economic Improvement Board (the "Board"), as the governing body of the District, and (iii) the formula to be used by the Board in determining special assessments under the Act for each parcel in the District; and

WHEREAS, the Board has caused to be timely mailed to each owner of property to be assessed in the District a notice of a public hearing to be held on January 9, 2020, which notice included the information required by Section 12 of the Act; and

WHEREAS, on January 9, 2020, the Board held a public hearing in accordance with Section 12 of the Act and considered the information presented to the Board at the public hearing and other information available to the Board; and

WHEREAS, the Board, having held the public hearing and considered the information available to it, finds that the special assessments set forth in the schedule of special assessments attached hereto as Exhibit A should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE WHITESTOWN ECONOMIC IMPROVEMENT BOARD, THAT:

Section 1. The schedule of special assessments attached hereto as Exhibit A is hereby confirmed. The members of the Board are hereby directed to sign the schedule of special assessments and cause the schedule to be certified and delivered to the Boone County Auditor, all in accordance with the Act, including, specifically, Section 12 thereof.

Section 2. The recitals to this resolution are essential and are incorporated herein by reference.

Section 3. This resolution shall take effect immediately upon adoption by the Board.

Passed and adopted at a meeting of the Whitestown Economic Improvement Board this 9th day of January, 2020.

WHITESTOWN ECONOMIC
IMPROVEMENT BOARD

Chairman

Kathryn Ems

Member

Nathan

Member

Lisa Austin

Member

Paul Blum

Member

Exhibit A

Schedule of Special Assessments

0200342105	06-07-27-000-020-004-020	35 59 PERRY BLVD	WHITESTOWN, IN 46075	EKETER STATE ROAD 267 BUILDING	1	\$13,674.35	\$27,348.700.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200342104	06-07-27-000-020-003-020	COMMON AREA D	WHITESTOWN, IN 46075	EKETER STATE ROAD 267 BUILDING	1	\$0.00	\$0.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200342100	06-07-27-000-020-002-020	COMMON AREA C - POND	WHITESTOWN, IN 46075	EKETER STATE ROAD 267 LLC	1	\$0.00	\$0.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200342101	06-07-27-000-020-000-020	COMMON AREA 8	WHITESTOWN, IN 46075	EKETER STATE ROAD 267 LLC	1	\$9,729.30	\$19,478,800.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200342102	06-07-27-000-020-001-020	COMMON AREA 8	WHITESTOWN, IN 46075	EKETER STATE ROAD 267 LLC	1	\$0.00	\$0.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200099000	06-07-27-000-020-000-020	3124 PERRY BLVD	WHITESTOWN, IN 46075	EKETER 4765 S 300 LAND LLC	1	\$0.00	\$0.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200485015	06-07-27-000-009-013-020	3810 PERRY BLVD	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$58.20	\$116,400.00				101 WEST ELM STI SUITE 600	CONSHOHOCKEN, PA 19428
0200485013	06-07-27-000-009-011-020	3890 PERRY BLVD	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$1,999.10	\$2,998,200.00				2750 E 146TH ST	CARMEL, IN 46033
0200280505	06-07-35-000-002-001-020	5446 INDUSTRIAL CT	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$10,326.45	\$20,652,900.00				2750 E 146TH ST	CARMEL, IN 46033
0200359007	06-07-35-000-002-002-020	4820 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$157.50	\$315,000.00				2750 E 146TH ST	CARMEL, IN 46033
0200359001	06-07-35-000-001-001-020	4820 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$31.25	\$62,500.00				2750 E 146TH ST	CARMEL, IN 46033
0200359002	06-07-35-000-001-000-020	5288 - 5290 - 5372 - 5376 PERRY	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$108.80	\$217,600.00				2750 E 146TH ST	CARMEL, IN 46033
0200359001	06-07-35-000-065-002-020	5224 PERFORMANCE WAY	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$7,738.50	\$15,477,000.00				2750 E 146TH ST	CARMEL, IN 46033
0200359001	06-07-35-000-065-003-020	COMMON AREA A	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$3,992.50	\$7,985,000.00				2750 E 146TH ST	CARMEL, IN 46033
0200359002	06-07-35-000-065-004-020	COMMON AREA B	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$0.00	\$0.00				2750 E 146TH ST	CARMEL, IN 46033
0200359001	06-07-34-000-041-001-013	5789 S SR 367	WHITESTOWN, IN 46075	INDIANA BECKNELL INVESTORS 2011	1	\$0.00	\$0.00				2750 E 146TH ST	CARMEL, IN 46033
0200555102	06-07-27-000-041-002-020	4312 WHITELICK CT	WHITESTOWN, IN 46075	MALESTONE CONTRACTORS LP	1	\$178.30	\$356,600.00				5400 W 86TH ST	INDIANAPOLIS, IN 46268
0200485002	06-07-27-000-009-004-020	4899 FIELDSTONE DR	WHITESTOWN, IN 46075	MALESTONE CONTRACTORS LP	1	\$156.75	\$313,500.00				5400 W 86TH ST	INDIANAPOLIS, IN 46268
0200555103	06-07-27-000-001-003-020	4286 WHITELICK CT	WHITESTOWN, IN 46075	SAGAMORE READY-MIX, LLC	1	\$213.40	\$426,800.00				9170 E 131ST STREET	FISHERS, IN 46038
0200555004	06-07-27-000-005-004-020	4301 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	ASH OF INDIANA LLC	1	\$6.85	\$13,700.00				5430 W FERGUSON RD	FORT VAUNE, IN 46089
0200555001	06-07-26-000-001-028-019	4301 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	INDIANA INDUSTRIAL SERVICES LLC	1	\$1,752.90	\$3,505,800.00				5430 W FERGUSON RD	FORT VAUNE, IN 46089
0200280104	06-07-35-000-002-004-020	5294 PERFORMANCE WAY	WHITESTOWN, IN 46075	INDIANA INDUSTRIAL SERVICES LLC	1	\$10,250.65	\$20,501,300.00				1800 WAZE ST	DENVER, CO 80022
0200280102	06-07-35-000-002-003-020	5300 PERFORMANCE WAY	WHITESTOWN, IN 46075	PHOLOGIS THIRD US PROPERTIES	1	\$42.10	\$84,200.00				4954 FIELDSTONE DR	WHITESTOWN, IN 46075
0200485008	06-07-27-000-009-006-020	4954 FIELDSTONE DR	WHITESTOWN, IN 46075	RCCP PROPERTIES LLC	1	\$0.90	\$1,800.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200485006	06-07-27-000-009-008-020	4902 FIELDSTONE DR (E4)	WHITESTOWN, IN 46075	VALENTI HELD REAL ESTATE GROUP	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200351003	06-07-35-000-065-000-020	COMMON AREA C	WHITESTOWN, IN 46075	VALENTI HELD REAL ESTATE GROUP	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200351004	06-07-35-000-065-001-020	COMMON AREA D	WHITESTOWN, IN 46075	VALENTI HELD REAL ESTATE GROUP	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200351005	06-07-28-000-001-015-019	COMMON PROPERTY - LAKE	WHITESTOWN, IN 46075	VALENTI HELD REAL ESTATE GRP LP	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0201555002	06-07-27-000-016-000-020	4185 S SR 267	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$2.80	\$5,600.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0202555001	06-07-27-000-016-005-020	COMMON PROPERTY 1	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$0.55	\$1,100.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0202555003	06-07-27-000-016-001-020	COMMON PROPERTY 3	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$1.00	\$2,000.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0202555001	06-07-26-000-012-001-019	COMMON PROPERTY 1	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$3.70	\$7,400.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0202555002	06-07-27-000-016-001-020	COMMON PROPERTY 2	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$1.05	\$2,100.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0202555004	06-07-27-000-016-003-020	COMMON PROPERTY 4	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0201555003	06-07-27-000-016-007-020	4185 S SR 267	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$4.70	\$9,400.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200382013	06-07-27-000-018-004-020	4000 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200382012	06-07-27-000-018-007-020	4000 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200382011	06-07-27-000-018-006-020	4000 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$7.00	\$14,000.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200382000	06-07-27-000-007-000-020	4000 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200382009	06-07-27-000-018-009-020	TRADITION DR	WHITESTOWN, IN 46075	WHITESTOWN CROSSING LLC	1	\$18.60	\$37,200.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200288012	06-07-35-000-003-001-020	COMMON PROPERTY - B	WHITESTOWN, IN 46075	PERRY INDUSTRIAL PARK II LLC	1	\$0.00	\$0.00				3961 PERRY BLVD	WHITESTOWN, IN 46075
0200288011	06-07-35-000-003-000-020	COMMON PROPERTY - A	WHITESTOWN, IN 46075	PERRY INDUSTRIAL PARK II LLC	1	\$7,772.90	\$15,545,800.00				STE 970	DALLAS, TX 75251
0200288007	06-07-35-000-002-006-020	5352 PERFORMANCE WAY	WHITESTOWN, IN 46075	LEX WHITESTOWN LP	1	\$13,291.90	\$26,583,800.00				2 N INVERSIDE PLA STE 2350	CHICAGO, IL 60606
0200288003	06-07-35-000-002-005-020	4860 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	HARVEST C PROJECT -145 LLC	1	\$224.00	\$448,000.00				2 N INVERSIDE PLA STE 2350	CHICAGO, IL 60606
0200288002	06-07-35-000-001-1003-019	4860 S INDIANAPOLIS RD (E4)	WHITESTOWN, IN 46075	HARVEST C PROJECT -145 LLC	1	\$29.00	\$58,000.00				5161 S INDIANAPOLIS ROAD	WHITESTOWN, IN 46075
0200044002	06-07-35-000-029-000-020	5531 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	HOCKETT REAL ESTATE LP	1	\$81.40	\$162,800.00				5161 S INDIANAPOLIS ROAD	WHITESTOWN, IN 46075
0200044001	06-07-35-000-029-000-020	5531 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	HOCKETT REAL ESTATE LP	1	\$12.90	\$25,800.00				5161 S INDIANAPOLIS ROAD	WHITESTOWN, IN 46075
0200044000	06-07-35-000-038-000-020	5375 S INDIANAPOLIS RD (A4)	WHITESTOWN, IN 46075	INDIANAPOLIS CAR EXCHANGE INC	1	\$361.90	\$723,800.00				5161 S INDIANAPOLIS ROAD	WHITESTOWN, IN 46075
0200070700	06-07-36-000-023-000-020	5679 S INDIANAPOLIS RD	WHITESTOWN, IN 46075	INDIANAPOLIS CAR EXCHANGE INC	1	\$142,800.00	\$285,600.00				5161 S INDIANAPOLIS ROAD	WHITESTOWN, IN 46075
0200495004	06-07-27-000-009-003-020	4937 FIELDSTONE DR	WHITESTOWN, IN 46075	DOHERY INDIANAPOLIS PROPERTIES LLC	1	\$693.60	\$1,387,200.00				PO BOX 609	NORTHVILLE, MI 48167

Handwritten signature and initials: "Bryon V", "JRC", and "1/11/18".

Account ID	Address	City	State	Zip	Assessment	Total AV	Supporter AV	Rate	Value	POD	Address	City	State	Zip
0200290101	06-07-26-000-001.014-019	4937 FIELDSTONE DR	IN	46075	DOHERY INDIANAPOLIS PROPERTIES LLC									
0200290101	06-07-35-000-002.003-020	5490 INDUSTRIAL CT	IN	46075	FILMAYSON LOGISTICS ASSETS LLC									
0180290103	06-07-26-000-007.003-019	4671 ANSON BLVD	IN	46075	TOWN OF WHITESTOWN									
0200435019	06-07-27-000-009.017-020	3921 PERRY BLVD	IN	46075	CREST 3921 LLC									
0180290109	06-07-26-000-001.009-019	4002 PERRY BLVD	IN	46075	WFE INDUSTRIAL PROPERTIES LLC									
0180290108	06-07-26-000-001.010-019	4036 PERRY BLVD	IN	46075	WFE INDUSTRIAL PROPERTIES LLC									
0200435016	06-07-27-000-009.014-020	3811 PERRY BLVD	IN	46075	WFE INDUSTRIAL PROPERTIES V LLC									
					47	31	2	31	100%					
					28.2	63.96%	4%							
					\$235,243.10	\$470,650,200.00	\$298,083,000.00	63.33%						
					\$	60,000.00								
					AMZ									

Shirley Gusts
Kathy Ema
Paula Blum

Assessment	Total AV	Supporter AV	Rate	Value	POD	Address	City	State	Zip
\$ 62.25	\$ 124,500.00					PO BOX 609	NORTHVILLE, MI	48167	
\$ 13,509.25	\$ 27,018,500.00	\$ 27,018,500.00	13155 NOEL RD.	13155 NOEL RD.		DAKLA, TX	75240		
\$ 672.00	\$ 1,350,000.00	\$ 1,350,000.00	1758 TIMBER HEIGHTS DR	1758 TIMBER HEIGHTS DR		INDIANAPOLIS, IN	46280		
\$ 365.25	\$ 730,500.00	\$ 730,500.00	1758 TIMBER HEIGHTS DR	1758 TIMBER HEIGHTS DR		INDIANAPOLIS, IN	46280		
\$ 217.10	\$ 434,200.00	\$ 434,200.00	1758 TIMBER HEIGHTS DR	1758 TIMBER HEIGHTS DR		INDIANAPOLIS, IN	46280		
\$ 224.65	\$ 449,300.00	\$ 449,300.00	1758 TIMBER HEIGHTS DRIVE	1758 TIMBER HEIGHTS DRIVE		INDIANAPOLIS, IN	46280		
\$ 413.05	\$ 826,100.00		ONE AMERICAN SQ STE 2000	ONE AMERICAN SQ STE 2000		INDIANAPOLIS, IN	46282		
\$235,243.10	\$470,650,200.00	\$298,083,000.00							
		63.33%							