

TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION

RESOLUTION NO. 2019-12

**RESOLUTION APPROVING DEDUCTION APPLICATION FOR AREA
DESIGNATED AN ECONOMIC REVITALIZATION AREA**

WHITESTOWN LOT 7, L.L.C.

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town") has received an application for deductions under Indiana Code 6-1.1-12.1, including a Statement of Benefits on Form SB-1 / Real Property, attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application"), from Eric Osterhaus, on behalf of Whitestown Lot 7, L.L.C. and or its affiliates (the "Applicant"), for a project as described in the Abatement Application consisting primarily of the construction of a new 44,100 square foot (estimated) spec warehouse and office, with related site improvements, in the Town (collectively, the "Project"); and

WHEREAS, pursuant to and as more particularly described in the Abatement Application, the Project will be located in the Town at Whitestown Crossing II (Block D) Proposed Lot 7 (the "Site"); and

WHEREAS, the Applicant will undertake the Project at the Site which Project will be owned or leased by it and which Site is proposed to be included in an economic revitalization area to be designated by the Town Council of the Town (the "Town Council") as the "Whitestown Crossing ERA #1" (the "ERA"); and

WHEREAS, absent extraordinary circumstances, the Town requires that applications for property tax deductions be approved by a resolution adopted by the Commission and the Commission hereby finds that the Abatement Application should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WHITESTOWN REDEVELOPMENT COMMISSION, THAT:

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to approve the Abatement Application. The Commission hereby approves the Abatement Application and recommends approval of the Abatement Application by the Town Council and the taking of actions necessary in connection therewith, including the establishment of the ERA.

Section 2. Subject to approval by resolution of the Town Council, the Applicant shall be entitled to a traditional ten (10) year real property tax abatement for the Project in accordance with the following schedule:

Real Property Tax Abatement Schedule

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

Section 3. The Secretary of the Commission is hereby directed to take all necessary actions to carry out the purposes and intent of this Resolution and approval of the Abatement Application, including delivering this Resolution to the Town Council.

Section 4. The recitals to this Resolution are essential and are incorporated herein by reference.

Section 5. Any part of this Resolution that is invalid, unenforceable or illegal shall be ineffective to the extent of such invalidity, enforceability or illegality without invalidating the remaining provisions hereof or affecting the validity, enforceability or legality thereof.

Section 6. This Resolution shall take effect immediately upon adoption by the Commission.

Passed and adopted at a meeting of the Town of Whitestown Redevelopment Commission this 2nd day of December, 2019.

TOWN OF WHITESTOWN
REDEVELOPMENT COMMISSION

Bryan Brackemyre, President

Kyle Weathers, Vice-President

Adam Hess, Secretary

April Witthoeft, Member

Michael Berg, Member

Exhibit A

Abatement Application

RECEIVED
10/10/19 SF

Real

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: Eric Osterhaus LLG to be formed

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: Eric Osterhaus

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E-Mail Address: eric@systembuilders.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: Eric Osterhaus LLC to be formed

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E Mail Address: eric@systemsbuilders.com

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

a) Street Address: Indpls Road, Whitestown, IN 46057

b) Tax Parcel Number(s): 020-13820-09

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:

Gross AV of Land \$7,800

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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?
No

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. I am involved with two additional buildings in Whitestown

9. What is the size of the facility to be improved or constructed?
Approximately 42,000 to 45,000 square feet

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

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

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

___ Yes No

13. What is the anticipated date for construction to begin? ___ April 1, 2020

14. What is the anticipated date for project completion? December 31, 2020

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

___ Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 19,000,000

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested: Tenants not yet identified - TBD

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)
n/a

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)
n/a

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.) uncertain as to the benefit as the project is a spec building

d) Summary of benefits for existing and new employees.
Uncertain as to the benefit as the project is a spec building

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

Skilled Average hourly wage rate for skilled positions

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

Clerical____ _ Average hourly wage rate for clerical positions____ _

Salaried____ _ Average salary (per hour) for salaried positions____ _

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
Uncertain, but estimate 10 full time, permanent employees

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? Uncertain as the project is spec, but estimate \$250,000

h) Provide schedule for when new employee positions are expected to be filled.
Uncertain as project is spec

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.). Without the approval of real property abatement it will be difficult for this project to

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

J 9. 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%

	0%	
	0%	
0	%	

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: _____
- B. Projected 10-Year Abatement: _____

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

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

None _____

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

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

As the owner of Systems Builders and part owner of Crest, LLC, I have constructed 11 buildings and have ownership interest in two

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

26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved.

Yes> Crest LLC has constructed two office warehouse buildings and received tax abatement and in compliance with the requirements of the same

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.)?

28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain.

Yes, LED lights throughout with motion sensor where required, high efficiency heaters

CHECKLIST OF ATTACHMENTS:

<u> X </u>	Application Fee (\$2,000)
<u> X </u>	Completed Memorandum of Understanding
<u> X </u>	Completed Form SB-1/RP
<u> X </u>	Legal Description of Project Site
<u> </u>	Area Map of Project Site
<u> </u>	Description of Business at Site
<u> X </u>	Description of Improvements to Site
<u> </u>	Description of Impact on Business if Improvements not Constructed
<u> </u>	Schedule of Annual Tax Abatement%
<u> </u>	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 Fonn 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

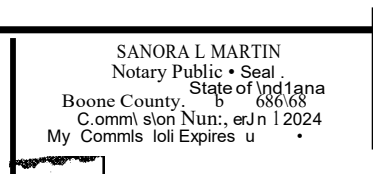
0-8-2017

Date

STATE OF 70 JJAJA)

couNTY of Bot,J& j ss:

Before me, the und signed. Notary Public, this C'h day of Q:n g e/2, 201(ij personally appeared f:iltC O\$Tt:R.fs4u.Sand 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.



S1CGtvLio.

J'V)tV L/

ANDR AL .UJ.)k'tti,Notary Public

Residing in f3aWE County, :Y'/JD/At.JA

My commission expires:

0-1-2024

TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the _____ day of _____, 2019, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by _____ ("Applicant")

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

RECITALS

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

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

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

AGREEMENT .

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

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

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

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

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

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

ned: Eric Osterhaus

sted: Eric Osterhaus

Its: _____

Address: _____

TOWN OF WHITESTOWN

Clinton Bohm, Town Council President



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 PAY20_
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*):

- D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- D 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 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. f(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 Whitestown Lot 7, L.L.C.		
Address of taxpayer (number and street, city, state, and ZIP code) 7620 Washington Blvd. Indianapolis, IN 46240		
Name of contact person Eric Osterhaus	Telephone number (317) 710-6847	E-mail address eric@systemsbuilders.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body Town of Whitestown	Resolution number	
Location of property Whitestown Crossing II (Block D) Proposed Lot 7	County Boone	DLGF taxing district number 06-019
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 44,100 sq. ft. of spec warehouse and office and related site improvements to be constructed at the above location.	Estimated start date (month, day, year) 4-1-2020	
	Estimated completion date (month, day, year) 12-31-2020	

SECTION 3 ESTIMATE		EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number	Salaries	Number retained	Salaries
		6	\$240,000
		Number additional	

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT		
	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$0	
Plus estimated values of proposed project	\$1,900,000	
Less values of any property being replaced	\$0	
Net estimated values upon completion of project	\$1,900,000	

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>Eric Osterhaus</i>	Date signed (month, day, year) 11-14-19
Printed name of authorized representative Eric Osterhaus	Title Member

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.)

IC6-1.1-12.1-17
 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.

LEGAL DESCRIPTION
OSTERHAUS/SYSTEMS BUILDERS, INC. PARCEL

Block D in The Crossing at Whitestown Phase II Secondary Plat, as recorded in the Boone County Indiana Recorder's Office in Plat Book Number 21₁ Pages 30-'33 as Instrument Number 201200002882.

IF YOU ARE A HOMEOWNER, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2019. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX IS NOT RECEIVED FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2018 TAX YEAR. IN OTHER CIRCUMSTANCES, NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2018 TAX YEAR.

IN

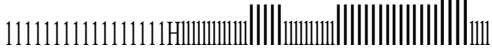
BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

2019 BOONE COUNTY-SPRING INSTALLMENT-A

2019 BOONE COUNTY-SPRING INSTALLMENT-A
Check here a change of address is indicated on back of form
COUNTY PARCEL NUMBER: 020-13820-09
STATE PARCEL NUMBER: 06-07-27-000-01f).002-020

DELINQUENT AFTER: **May 10, 2019**

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER



SPRING Payment

\$0.00

NAME AND ADDRESS OF TAXPAYER BILL CODE# 000
WHITESTOWN CROSSING LLC
3961 PERRY BLVD
WHITESTOWN, IN 46075

V Remit By Mail To Y

BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

81 602 13&2009000000006

THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2018 TAX YEAR. IN OTHER CIRCUMSTANCES, NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2018 TAX YEAR.

DATE OF STATEMENT: October 10, 2019		TOTAL CHARGES		SPRING AMOUNT	FALL AMOUNT
CO. PARCEL#: 020-13820-09	DATE OF STATEMENT: October 10, 2019	TOTAL CHARGES			
STATE PARCEL# 06-07-27-000-018.002-020		Tax	\$96.99	\$96.99	
TAXPAYER'S NAME WHITESTOWN CROSSING LLC		Ditch	\$20.00	\$0.00	\$0.00
MAILING ADDRESS 3961 PERRY BLVD WHITESTOWN, IN 46075		Additional Assessment	\$0.00	\$0.00	\$0.00
BILL CODE # 000		Delinquent Penalty	\$0.00	\$0.00	\$0.00
PROPERTY LOCATION: 4000 S INDIANAPOUS RD		Delinquent Tax	\$0.00	\$0.00	\$0.00
LEGAL DESCRIPTION: THE CROSSING AT WHITESTOWN PHASE U BLOCK D 4.87A		Delinquent SA Tax	\$0.00	\$0.00	\$0.00
		Delinquent SA Penalty	\$0.00	\$0.00	\$0.00
		Fees	\$0.00	\$0.00	\$0.00
		Auditor Corrections	\$0.00	\$0.00	\$0.00
		Total Payments	(\$116.99)	\$0.00	\$0.00
		Total Amount Due	\$0.00	\$0.00	\$96.99
		Surplus	\$0.00	\$0.00	\$0.00

Instructions to Taxpayer

- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in table 1 on the Comptroller's Statement, you must notify the County Auditor. If such a change in circumstances has occurred and you have not notified the County Auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.
- You must have sufficient funds in your checking account or Credit Card at the time we present your check, Debt Card or Credit Card to the bank or your tax payment is void.
- Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.
- Credit Card Payment: To pay your property taxes by credit card, visit www.boonecounty.in.gov call 1-877-886-1892. Additional fees added by vendor: 2.95% with \$1.95 minimum for all credit/debit cards. eChecks/ACH are \$95 each. There is an additional \$35 fee for using the IVR/8001877#.
- The following credit cards will be accepted: Discover, MasterCard, Visa, and eCheck
- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
- To ensure prompt posting of your payment, please detach and return the payment coupon with your check payable to BOONE COUNTY TREASURER in the envelope provided.
- Please call the following phone number to contact the Treasurer's Office (765) 482-2880.

Thank you for your cooperation.

Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.

Detach and Return Coupon With FALL Payment

IF YOU ARE A HOMEOWNER, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2019. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX IS NOT RECEIVED FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2018 TAX YEAR. IN OTHER CIRCUMSTANCES, NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2018 TAX YEAR.

IN

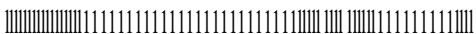
BOONE COUNTY TREASURER
BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

2019 BOONE COUNTY-FALL INSTALLMENT-B

2019 BOONE COUNTY-FALL INSTALLMENT-B
Check here a change of address is indicated on back of form
COUNTY PARCEL NUMBER: 020-13820-09

DELINQUENT AFTER: **November 12, 2019**

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER



FALL Payment

\$96.99

NAME AND ADDRESS OF TAXPAYER BILL CODE# 000
WHITESTOWN CROSSING LLC
3961 PERRY BLVD
WHITESTOWN, IN 46075

V Remit By Mail To Y

BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

81 6 2 138200900 00096991

SPECIAL MESSAGE TO PROPERTY OWNERS

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAX PAYER: ANIL PHOPEJUY INFOUATJON				
Parcel Number	Parcel Number	Parcel Number	Parcel Number	Parcel Number
020-13820-09	020-13820-09	020-13820-09	020-13820-09	020-13820-09
06-07-27-000-018,002-020	06-07-27-000-018,002-020	06-07-27-000-018,002-020	06-07-27-000-018,002-020	06-07-27-000-018,002-020
BOONE COUNTY				
4000 S INDIANAPOLIS RD				
THE CROSSING AT WHITESTOWN PHASE II BLOCK D 4,87A				

TABLE 1: SUMMARY OF YOUR TAXES

	2018	2019
I. ASSESSED VALUE AND TAX SUMMARY		
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$0	\$0
1c. Gross assessed value of all other property, including personal property. (Cap 3)	\$9,000	\$7,800
Equals total gross assessed value of property	\$9,000	\$7,800
2a. Minus deductions (see Table 5 below)	\$0	\$0
Equals subtotal of net assessed value of property	\$9,000	\$7,800
a. Multiplied by your local tax rate	2.406900	2.486800
Equals gross tax liability (see Table 3 below)	\$216.62	\$193.98
a. Minus local property tax credits	\$0.00	\$0.00
b. Minus savings due to property tax	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total net current tax liability due See remittance coupon for total amount due	\$216.62	\$193.98

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

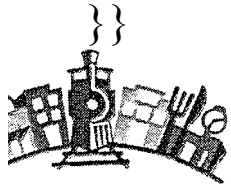
Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ¹	\$270.00	\$234.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$27.15	\$20.57
Maximum tax that may be imposed under cap	\$297.15	\$254.57

TABLE 3: GROSS PROPERTY TAX RATES APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2018	TAX RATE 2019	TAX AMOUNT 2018	TAX AMOUNT 2019	DIFFERENCE 2018-2019	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.2174	0.2185	\$19.57	\$17.04	(\$2.53)	(12.93) %
TOWNSHIP	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SCHOOL	0.9419	0.9850	\$84.77	\$76.84	(\$7.93)	(9.35) %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
City	1.2476	1.2833	\$112.28	\$100.10	(\$12.18)	(10.85) %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATE TAX CREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL ASSESSMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.4069	2.4868	\$216.62	\$193.98	(\$22.64)	(10.45) %

Item	2018	2019	% Change
TOTAL ADJUSTED TAX	\$20.00	\$20.00	0.00 %

1. The property tax cap is based on the assessed value of the property. The cap is 1% for homesteads, 2% for other residential property and farmland, and 3% for all other property. When added to the base property tax rate for your property, this creates the effective tax rate. For more information, see the book "Understanding Property Tax" published by the Indiana Department of Local Government Finance. 2. The amount of the upward adjustment is determined by the local government. 3. If any of the items listed above would make you ineligible for a deduction that you have or that you are entitled to, you must notify the county clerk of the change in circumstances. The county clerk will then determine if you are eligible for the deduction and will adjust the tax amount accordingly.



WHITESTOWN CROSSING

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LUTERYAOTY...
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(IOW SOCS)

CROSS SECTION "A-A" TYP. MOUND CROSS SECTION

NTS

ZONED AG RURAL
HOISHHH

COMMON AREA 7
3.14 Acres
D.E.U.E.

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100 yr.=948.90

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IQ Six << (ADA): 1 PS
1 .S.poc (ruf) slmdont: 6 PS
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GW //ND OOND AR(A) • L19 Ac±



1" = 60'

CONCEPT 1

WHITESTOWN CROSSING SW BLOCK 00

F.F.E. = 951.50
PAD = 950.80

ZONED GB
WHITESTOWN

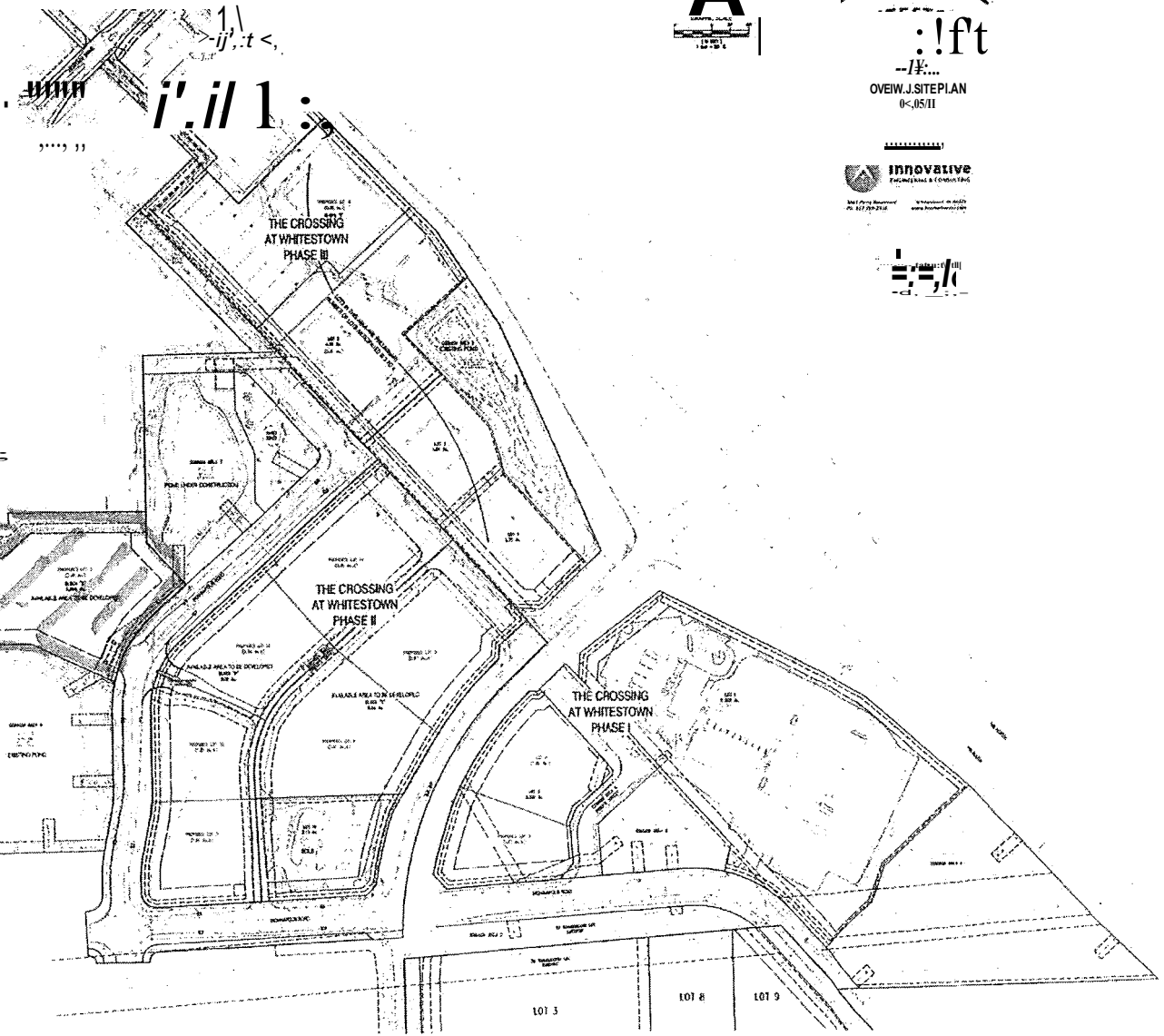
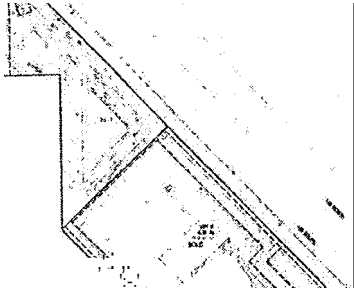
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Innovative
ENGINEERING & CONSULTING

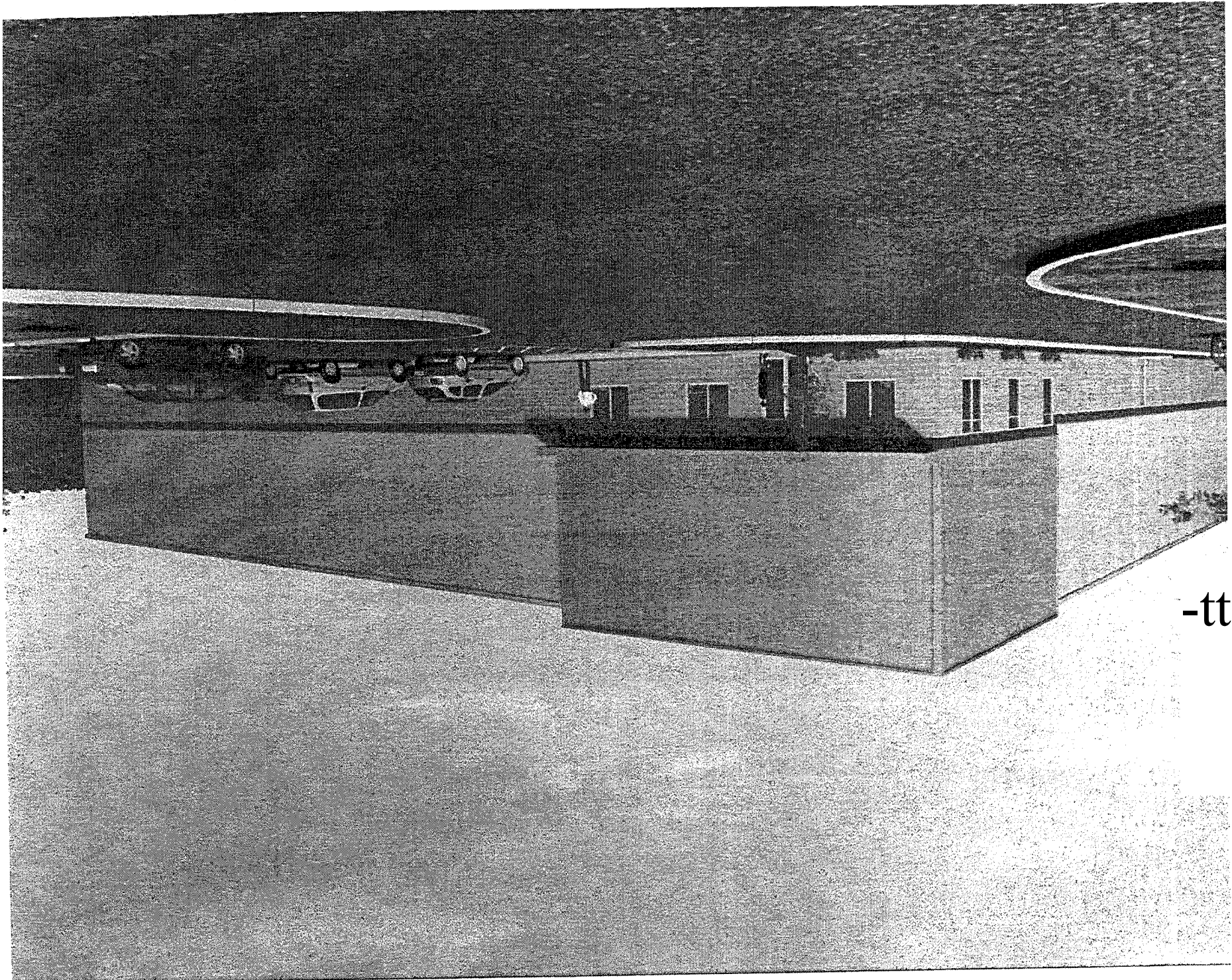
3161 Perry Joub Ir. rd
Ph. 317 769 2916

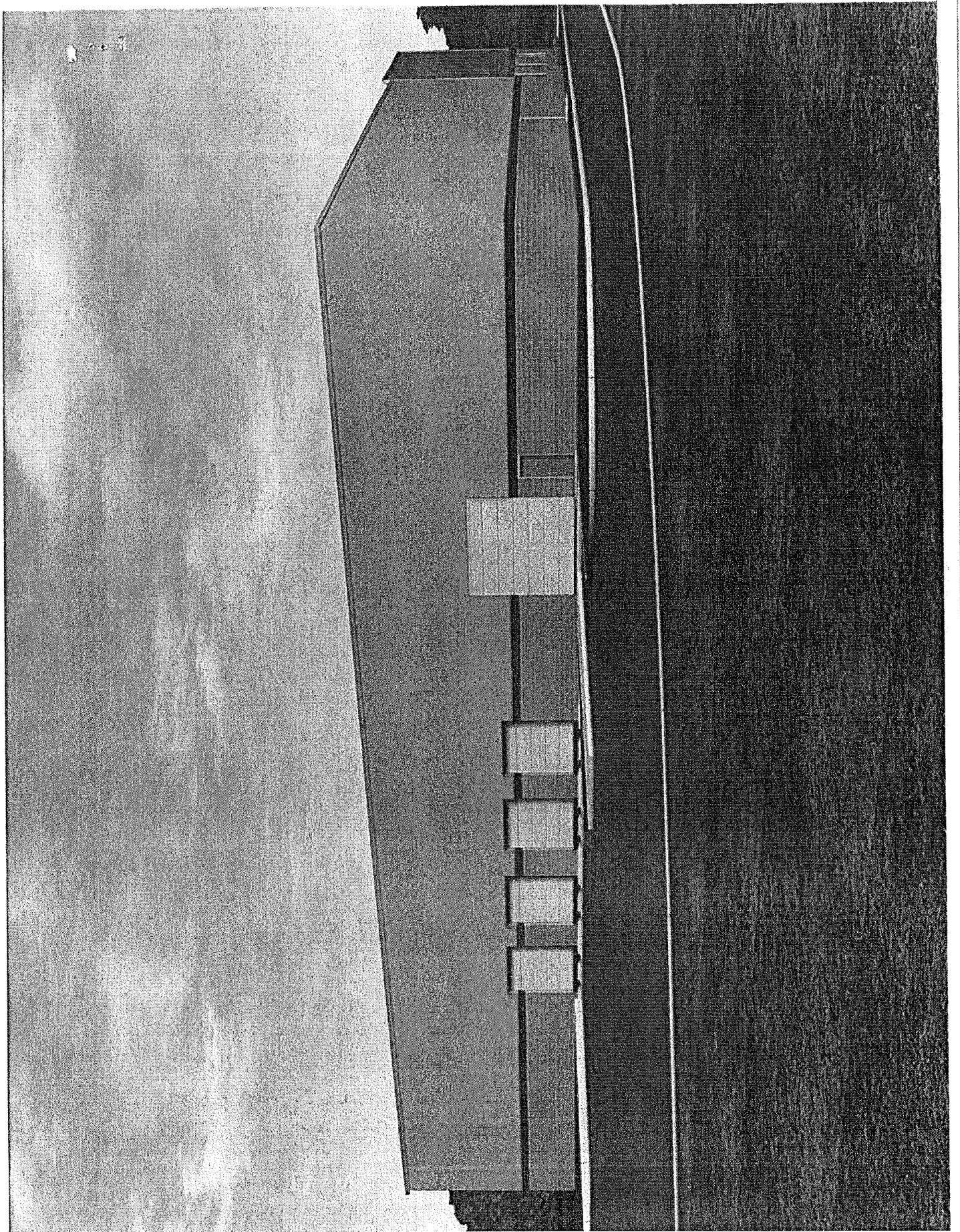
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EMI R. OSTERHAUS
7620 WASHINGTON BLVD.
INDIANAPOLIS, IN 46240

20-667/740

3236


DATE _____

PAY TO THE
ORDER OF

Town of Whitestown

\$ 2,000⁰⁰/₁₀₀

Two Thousand ⁰⁰/₁₀₀

DOLLARS  Security Features
Detailed on back



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INDIANAPOLIS
Our City, Your Bank.

E. Osterhaus

MP

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