



MEMO

TO: Whitestown Town Council

FROM: Claire Collett, Boone EDC

317-719-1990 / Claire@BetterInBoone.org

DATE: May 25, 2022

RE: 2022 Compliance Review – Batch 4

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. The Industrial Fund MS LLC Pg. 2-3
- 2. Citimark Whitestown LLC (formerly PPG PS Holdings, LLC) Pg. 4-5
- 3. SREIT 4820 Indianapolis Drive LLC (formerly Indiana Becknell Investors 2011 LLC) Pg. 6-57
- 4. Indiana Industrial Services LLC Pg. 58-60
- 5. Lord Realty Holdings LLC ETAL 5828 Commerce Drive Pg. 61-69
 *Please note: Employee headcount is lower than expected (due to tenant's needs), but wages are higher
- 6. Lord Realty Holdings LLC ETAL 6040 Commerce Drive Pg. 70-78

 *Please note: The \$15.1 million is only in reference to building 3, which is the 319,000 sq ft building. Building 5 will be finished in 2022 and building 6 should start construction later this year.
- 7. Harvest C Project I-65 LLC Pg. 79-83
- 8. Indiana Becknell Investors 2011 LLC Performance Way Parcels Pg. 84-106
- 9. Indiana Becknell Investors 2011 LLC Industrial Ct. Lots Pg. 107-130
- 10. CMC Whitestown LLC Pg. 131-146

CF-1 Personal Property

- 1. Weaver Popcorn Company, Inc. Pg. 147-148
 *Please note hourly wages are recorded on CF-1 form
- 2. County Materials Corp Pg. 149-151

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 22 PAY 20 23

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1	TAXPAYER INF	ORMATION				
Name of taxpayer				County		
The Industrial Fund MS LLC				Boone		
Address of taxpayer (number and street, city, state, and ZIP code)				DLGF taxing district number		
c/o The RMR Group, 255 Washington	on Street, Suite 270, N	lewton MA 024	58	06-018		
Name of contact person				Telephone number		
Ruth Cimorelli - rcimorelli@rmrgrou	p.com			(617)6	58-0736	
SECTION 2	LOCATION AND DESCRIP	THE REAL PROPERTY OF THE PERSON NAMED IN COLUMN 1	Υ			
Name of designating body		Resolution number			date (month, day, year)	
Whitestown Council		2010-0	J8		8/1/2010	
Location of property 4255 Anson Blvd					(month, day, year) 8/11/2010	
Description of real property improvements			12 1000	Estimated compl	etion date (month, day, year)	
The project consists of a 405,000 sq.ft. expansion	70			1	/31/2011	
additional warehouse/distribution space. Project reconstruction of a new parking lot.	equired demolition of an existing	g parking lot for the e	expansion and	Actual completio	n date (month, day, year)	
construction of a new parking lot.				1	0/3/2011	
SECTION 3	EMPLOYEES ANI	D SALARIES				
EMPLOYEE	S AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL	
Current number of employees			12	35	1785	
Salaries			39,181	,113.00	58,190,776.80	
Number of employees retained						
Salaries						
Number of additional employees					4	
Salaries						
SECTION 4	COST AND V	to Charles to Amburgh World In consult				
COST AND VALUES	0007	REAL ESTATE	IMPROVEME		DVALUE	
AS ESTIMATED ON SB-1	COST	00.004.500.0	_	ASSESSE		
Values before project		20,004,500.00			20,004,500.00	
Plus: Values of proposed project		9,720,000.00	U		9,720,000.00	
Less: Values of any property being replaced		29,724,500.00			29,724,500.00	
Net values upon completion of project ACTUAL	1200	29,724,500.00	9	ACCECCE		
Values before project	COST		+	ASSESSE	U VALUE	
Plus: Values of proposed project						
Less: Values of any property being replaced						
Net values upon completion of project					29,344,400.00	
	IVERTED AND OTHER BENEI	FITS PROMISED BY	THE TAXPAY	ER	20,044,400.00	
WASTE CONVERTED A	entra provincia de la companya de l		AS ESTIMAT	DE WASSESSEEL DE LA FAMILIE	ACTUAL	
Amount of solid waste converted	9 March 2007 (1999) (1997) (1997) (1997) (1997) (1997) (1997) (1997) (1997) (1997) (1997) (1997) (1997) (1997)				to special Public Co.	
Amount of hazardous waste converted						
Other benefits:						
SECTION 6	TAXPAYER CER	TIFICATION				
	reby certify that the representat	ions in this statemen	t are true.			
Signature of authorized representative Title Date signed (month, day, year) CFO and Treasurer 5/13/2022			nonth, day, year) 5/13/2022			
Kw Sade		CFO and Tre	asurer		0/10/2022	

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

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

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

resolution to: (1) the property of	owner, (2) the county auditor, and ((3) the county	y assessor.	
We have reviewed the CF-1 an	d find that:			
the property owner IS in s	ubstantial compliance			
the property owner IS NO	T in substantial compliance			
other (specify)			· · · · · ·	
Reasons for the determination (attac	h additional sheets if necessary)			
Signature of authorized member				I Day Was I Zamer
Signature of authorized member				Date signed (month, day, year)
Attested by:			Designating body	
If the property owner is found time has been set aside for the	not to be in substantial compliance e purpose of considering complian	e, the propert	ty owner shall receive the op must be held within thirty (3	portunity for a hearing. The following date and 30) days of the date of mailing of this notice.)
Time of hearing AM	Date of hearing (month, day, year)	Location of h	earing	
	HEARING RESU	LTS (to be o	completed after the hearing	γ)
	Approved	I	Denied (see instruction	4 above)
Reasons for the determination (attack	h additional sheets if necessary)			
Signature of authorized member				Date signed (month, day, year)
Attested by:			Designating body	
	APPEA	L RIGHTS [I	C 6-1.1-12.1-5.9(e)]	
A property owner whose dedu Circuit or Superior Court tog	ction is denied by the designating ether with a bond conditioned to	body may ap	opeal the designating body's	decision by filing a complaint in the office of the leal is determined against the property owner.

SATE OF THE STATE OF THE STATE

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

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 16, 2022, 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 INI	FORMATION			
Name of taxpayer			County		
Citimark Whitestown LLC (original application completed by PPG PS Holdings, LLC)				Marion	
Address of taxpayer (number and street, city, state, and ZIP code)				DLGF taxing dist	rict number
350 E New York St, St 200, Indianapolis, IN 46204			18 Worth		
Name of contact person				Telephone numb	
Todd Bright				(317)	577-7900
SECTION 2	LOCATION AND DESCRIP		ΤΥ		
Name of designating body Town of Whitestown Council		Resolution number 2021-04-B			ate (month, day, year)
		2021-04-0	6/1/2021		
Location of property 4921 E 450 S Whitestown, IN				Actual start date 6/1/2021	(month, day, year)
Description of real property improvements				Estimated compl	etion date (month, day, year)
This 16 acre site will be developed with a speculative residental uses. It has low AV, Residentatial deduction				5/31/2022	
and improvement values will increase and the tax cap			,		n date <i>(month, day, year)</i> stimate of 4/30/2022
SECTION 3	EMPLOYEES AN	ID SALARIES			
EMPLOYEE	S AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL
Current number of employees			()	0
Salaries			\$0		0
Number of employees retained			0		0
Salaries			\$0		0
Number of additional employees			32 to 96		0 To Date
Salaries			\$1.1M to \$3	3.4M	\$0 to Date
SECTION 4	COST AND	VALUES			
COST AND VALUES			E IMPROVEME		
AS ESTIMATED ON SB-1	COST	•	ASSESSED VALUE		
Values before project			\$222,000		
Plus: Values of proposed project	\$8,000,	000	To Be Determined by Assessor		=
Less: Values of any property being replaced			\$153,700		
Net values upon completion of project	\$8,000,00		To Be Determined by Assessor		
ACTUAL	COST	'	ASSESSED VALUE		
Values before project	7.050.505		218,400 545,500 Increase as of 1/1/2022 Project Not Done		
Plus: Values of proposed project	7,953,565		343,300 1110	lease as of 1/1	72022 Floject Not Dolle
Less: Values of any property being replaced Net values upon completion of project 7,953,565		To Be Determined by Assessor		I by Assessor	
	IVERTED AND OTHER BENE	EITS PROMISED R			1 2 7 10000001
		EFITS FROMISED B			ACTUAL
WASTE CONVERTED AND OTHER BENEFITS Amount of solid waste converted			AS ESTIMATED ON SB-1		0
Amount of hazardous waste converted			0		0
Other benefits:					<u> </u>
SECTION 6	TAXPAYER CE	RTIFICATION			
	reby certify that the representa		nt are true		
Signature of authorized representative	Titl		2.0	Date signed (n	nonth, day, year)
Manager				4/11/2022	1

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

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

- 1. Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 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, including 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, 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)		
		T
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 pro time has been set aside for the purpose of considering compliance. (Hea		
Time of hearing AM Date of hearing (month, day, year) Location	of hearing	
HEARING RESULTS (to I	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 RIGHT	S [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body ma		

TATO O

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

20_22 PAY 20_23

FORM CF-1 / Real Property

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

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

		AVBAVED INC	COLUMN		4 1 4 B	A fire and a state of the	
SECTION 1		AXPAYER INF	URMAHUN		County		
Name of taxpayer SREIT 4820 Indianapolis Drive LLC formerly Indiana Becknell Investors 2011 LLC					Boone		
Address of taxpayer (number and street, city, state, and ZIP code)					DLGF taxing district number		
2750 East 146th St. Ste. 200, Carmel, IN					06-019		
Name of contact person	10000				Telephone number		
Joe Harrell					(317) 669-6008		
SECTION 2	I OCATION A	AND DESCRIP	TION OF PROPER	TY			
Name of designating body		THE STATE OF THE S	Resolution number		Estimated start of	late (month, day, year)	
Town Council of Whitestown			2010-16				
Location of property Bldg 1 - 4820 Indianapolis Re Bldg 2 - 4910 Indianapolis Re					Actual start date	(month, day, year)	
Description of real property improvements	oad, willtestown,	114 40075			Estimated comp	letion date (month, day, year	
Bldg 1 - 323,000 sq. ft. distributio	n/warehous	e facility					
					Actual completio	n date (month, day, year)	
Bldg 2 - 156,000 sq. ft. office spa	ice						
SECTION 3	EM	PLOYEES AN	D SALARIES				
I STANSON OF THE STAN	ES AND SALARI	ES		AS ESTIMA	TED ON SB-1	ACTUAL	
Current number of employees				0		111	
Salaries				0.00		4,260,284.00	
Number of employees retained				0			
Salaries				0.00			
Number of additional employees				65 111		111	
Salaries				1,544,400.00		4,260,284.00	
SECTION 4		COST AND	VALUES				
COST AND VALUES			REAL ESTAT	E IMPROVEME			
AS ESTIMATED ON SB-1		COST			ASSESSI	ED VALUE	
Values before project							
Plus: Values of proposed project	14,950,000.00			14,950,000.0	0		
Less: Values of any property being replaced			-0				
Net values upon completion of project	m l		ni i - a				
ACTUAL	Bldg 1	COST	Bldg 2		ASSESSI	ED VALUE	
Values before project	8,030,943.49		7,480,926.87	-			
Plus: Values of proposed project	8,030,943.49		7,480,920.87				
Less: Values of any property being replaced	-			-			
Net values upon completion of project SECTION 5 WASTE CO	NVERTED AND	OTHER BENE	FITS PROMISED E	Y THE TAXPAY	/ER	(1) 1 (1) (1) (1) (1) (1) (1) (1) (1) (1	
WASTE CONVERTED	And the second s		. I G I KGM#GED E	AS ESTIMAT		ACTUAL	
Amount of solid waste converted	AND OTHER BEI	11110		AG EG TIMA			
Amount of hazardous waste converted							
Other benefits:							
SECTION 6	T/	AXPAYER CER	RTIFICATION				
	ereby certify that t	the representat	tions in this stateme	ent are true.			
Signature of authorized representative		Title			Date signed (month, day, year)	
vi							

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

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

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, 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 owned 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)
Signature of authorized member	
Attested by: Des	ignating body
If the property owner is found not to be in substantial compliance, the property ow time has been set aside for the purpose of considering compliance. (Hearing mu	
Time of hearing	9
HEARING RESULTS (to be comp	pleted 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: Des	ignating body
APPEAL RIGHTS [IC 6-	1.1-12.1-5.9(e)]
A property owner whose deduction is denied by the designating body may appear	

WHITESTOWN REDEVELOPMENT COMMISSION RESOLUTION NO. 2010- CDG

RESOLUTION APPROVING DEDUCTION APPLICATION FOR AREA PREVIOUSLY DESIGNATED AN ECONOMIC REVITALIZATION AREA AND WITHIN ALLOCATION AREA

PIZZUTI LAND LLC

WHERBAS, 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 and a Statement of Benefits on Form SB-1 / RP attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application") from Pizzuti Land LLC ("Applicant"), for a project as described in the Abatement Application (the "Project");

WHEREAS, Applicant will undertake the Project on real estate owned by it which real estate is included in the previously designated Whitestown ERA #1, an economic revitalization area; and

WHEREAS, the site of the Project is more particularly described in <u>Exhibit B</u> attached hereto and incorporated herein (the "Site"); and

WHEREAS, the Site is also situated in an area that has been designated an allocation area by the Whitestown Redevelopment Commission ("Commission") in accordance with Indiana Code § 36-7-14-39; and

WHEREAS, the Town requires that applications for property tax deductions provided by Indiana Code § 6-1.1-12.1 must be approved in a resolution adopted by the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE 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, ratifies, and confirms the Abatement Application, and hereby approves any and all applications filed by Applicant for real and property tax deductions under Indiana Code § 6-1.1-12.1 with respect to the projects described in the Abatement Application.

Section 2. 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.

Section 3. The recitals to this Resolution are essential and are incorporated herein by reference.

Section 4. 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 5. This Resolution shall take effect immediately upon adoption by the Commission,

Passed and adopted at a meeting of the Whitestown Redevelopment Commission this day 000.

WHITESTOWN REDEVELOPMENT COMMISSION

Dawn Semmler, Presidents

Tim orezak, Vice President

James Gamble, Member

Andrew McGee, Member

Exhibit A

Tax Abatement Application

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

Name of the company for which real property tax abatement is being requested: Pizzuti Land LLC or its designee
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: Michael A. Chivini. Executive Vice President
Address: Two Miranova Place, Suite 800, Columbus, OH 43215
Telephone: 614-280-4000
B-Mail Address: mehivint@pizzuti.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: Michael A. Chivini, Executive Vice President
Address: Two Miranova Place, Sulte 800, Columbus, OH 43215
Telephone: 614-280-4000
B-Mail Address: mchivini@pizzuti.com
Location of property for which personal property tax abatement is being sought;
b) Tax Parcel Number(s): 06-07-26-000-001,001-019: 06-07-26-000-001,002-019 06-07-35-000-001,002-020: 06-07-35-000-001,001-020 06-07-26-000-001,027-019
Attach a legal description and area map of the proposed project location. Please see attached Exhibits A-1 and A-2.
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; Please see attached Exhibit B.

6. White	Has testown	this project or tax abatement request been discussed with the President of the Redevelopment Commission and/or President of the Whitestown Town Council? X Yes No
7. devel long l	opment	your company currently conduct manufacturing operations, research and distribution and/or information technology research at this location? If so, how recompany been at this location?
8. other	Does operati	your business have other operations in Indiana? If so, please list the location of the ons. Not at this time.
9.		is the size of the facility to be improved or constructed? eximately 650,000 square feet on 35,34 acros.
10.	On a Pleas	separate page, briefly describe the nature of the business of your company, e see attached Exhibit C.
11. const	On a	separate page, briefly describe the proposed real estate improvements to be by your company at the project location. Please see attached Exhibit D
12. statut	Havo e reguli	the proposed real estate improvements been constructed (Please note that States applicants to delay construction until after abatement has been granted)?
		Yes X No
13,	What	is the anticipated date for construction to begin? Please see attached Exhibit E.
14.	What	is the anticipated date for project completion? Please see attached Exhibit E.
15, funot		acility is being improved, does the proposed improvement to the facility change the accourant facility?
	*	YesX No
	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? We anticipate the improvements shall cost \$14,950,000 to construct. Based on comparable properties, we anticipate the assessed value of the property will be \$14,950,000.

16. Completax abatement	lete the following profile of the Company that will occupy the property for which 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 0 Average hourly wage rate for skilled positions N/A
	Semi-skilled 0 Average hourly wage rate for semi-skilled positions N/A
	Clerical 0 Average hourly wage rate for clerical positions N/A
	Salaried 0 Average salary (per hour) for salaried positions N/A
	TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)
b)	Number of ourrent part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)
*	Skilled 0 Average hourly wage rate for skilled positions N/A
	Semi-skilled O Average hourly wage rate for semi-skilled positions N/A
	Clerical 0 Average hourly wage rate for clerical positions N/A
	TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)
o)	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.) <u>Unknown</u>
d)	Summary of benefits for existing and new employees.
34)	Unknown
e)	Number of created full-time equivalent employees by skill level (include average hourly wage rate excluding benefits and overtime)
	Skilled 0 Average hourly wage rate for skilled positions N/A
	Semi-skilled 55 Annual wages for semi-skilled positions \$28,080 per position
	Clerical 0 Average hourly wage rate for clerical positions N/A
	Salaried 0 Average salary (per hour) for salaried positions N/A
	TOTAL NUMBER OF NEW EMPLOYEES (full-time equivalent)

	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 positi	ions N/A	
		Clerical N/A	Average hourly wage rate for clerical positions	N/A_	
		Salarled N/A	Average salary (per hour) for salaried positions	_N/A_	
			OF NEW EMPLOYEES (part-time) see FTE Figures in 16(e) above.		
	g)	What is the total doll 55 FTE positi	ar amount to be spent on new salarles? ons at an annual average of \$28,080 = \$1,544,40	0	
	b)	Provide schedule for Unknown	when new employee positions are expected to be	filled.	
17. busine contra E.	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 attached Exhibit				
18.	What	hat is the term of the tax abatement requested (maximum 10 years). 10 years			
19, abated	and in	lete the following so clude on a separate page see attached Exhibit C	hedule concerning the proposed real property se the werksheets for calculating the figures prov 3.	taxes to be	
I.	Projec	eted Current Condition	s Without Abatement		
	A. B.	Current Annual Real Projected 10-Year To	Property Taxes (improvements only): otal:	\$3.677.700	
II.	Projec	oted Conditions With A	abatement		
	A. B.	Projected 10-Year Re Projected 10-Year A	eal Proporty Taxes (improvements only); batement:	\$1,857,239 \$1,820,462	
m,	Projec	oted Total (Assumes A	batement Granted)		
	A. B.	Total Amount Abate Total Taxes to be Pa	d: ld (improvements only):	\$1,820,462 \$1,857,239	

20.	Which	approvals or permits will be required for the project?
	(a) (b) (c) (d)	zoning change (e) variance annexation (f) special exception plat approval (g) building permit development plan (h) other
21, costs/i	Amding	dditional public infrastructure/facilities be required? If so, please explain in detail source and schedule for construction. are anticipated at this time.
22.	oroment	e proposed project, is the applicant requesting other incentives from the Town (e.g., financing, economic development revenue bond financing)? If so, please explain, are anticipated at this time.
Annli	st and/o	describe any community involvement/contributions the applicant has provided in or expects to provide in the future. Solviously constructed a 500,000 square foot building located adjacent to the subject iding has been leased to Home Depot for use as a distribution center.
supply	et? If so, ers an likely	ocal suppliers and contractors be used in the construction/operation of the proposed please explain. Applicant will use good faith effort to provide local equal opportunity to participate in the construction of the proposed project. It is that the project's end-user will employ from the surrounding area for post-on-going operations.
financ	own (e. ping)? Li project r Appli	the applicant previously been approved for economic development incentives from g., tax abatement, tax increment financing, economic development revenue bond f so, please explain and include information with respect to applicant's compliance representations made to the Town at the time the incentives were approved, cant was provided with tax abatement for the previously mentioned 500,000 s.f. ing for Home Depot.
26. (e.g., servic	ntonert	applicant current on all of its payment obligations to the Town and the County ty taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly ges), guaranties on any debt obligations, etc.)?
27. envir	onment	the proposed project take advantage of any "green" technology to reduce adverse al impact? If so, please explain. nticipated that the building will be a state-of-the-art LEED Certified facility.

CHECKLIST OF ATTACHMENTS:

×	Initial Application Fee (\$1,000).
34	Draft Memorandum of Understanding
*	Completed Form SB-1/RP
A	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
7	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 properly 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/RE, I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Michael A, Chiviri, Executive Vice President

STATE OF OWO) SS:

SCOTT B. WEST
Altorney at Law
Notary Public, State of Ohlo
My Commission has No Expiration
Section 147.08 R.C.
Residing in Delaware County, Ohio

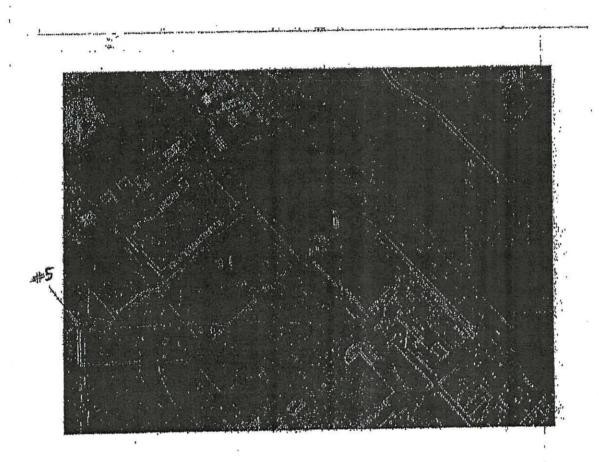
My commission expires!

EXHIBIT A-1

Legal Description of Property

Lot Numbered One (1) in BAGLE CREEK INDUSTRIAL CENTER SECTION 2 "SECONDARY PLAT", as per plat thereof recorded in Plat Book 18, Pages 37 and 38, in the Office of the Recorder of Boone County, Indiana.

EXHIBIT A-2
Property Map



A-2-1

EXHIBIT B

Tax Parcel Information

The five tax parcels listed below correspond with the numbers shown on the map attached as Exhibit A-2.

1) 06-07-26-000-001,001-019 4750 S, Indianapolis Road

L: \$935,400

Ac: 21.75

I: 0 T: \$935,400

Class: 400 (vacant industrial)

 06-07-26-000-001,002-019 4750 S. Indianapolis Road

L: \$172,800

Ac: 3.84

I: 0 T: \$172,800

Class: 300 (vacant commercial)

3) 06-07-35-000-001,002-020 4750 S. Indianapolis Road

L: \$56,300

Ao: 1.25

I: 0 T; \$56,300

Class: 300

4) 06-07-35-000-001.001-020 4750 S. Indianapolis Road

L: \$197,100

Ac: 9.67

I: 0 T: \$197,100

Class: 300

5) 06-07-26-000-001.027-019 4750 S, Indianapolis Road

L; \$1,800

Ac: .04

T: \$1,800

Class: 400

Summary: 5 tax parcels

Total land AV = \$1,363,400

EXHIBIT C

Description of Applicant

Bstablished in 1976, The Pizzuti Companies are a recognized leader in the development, marketing and management of real estate. With operations in the Columbus, Chicago, Orlando and Indianapolis markets, Pizzuti has developed more than 40 million square feet of Class A office, medical and healthcare, retail, residential and institutional-quality industrial facilities throughout the Midwest and Southeast regions of the United States.

EXHIBIT D

Description of Project

The proposed development would consist of an office and or warehouse use containing an estimated 650,00 square feet of space. The improvements most likely would be constructed on a speculative or build to suit basis.

EXHIBIT E

Commencement and Completion of Construction

Due to the challenges facing the subject property described in the following Exhibit F, the applicant cannot in good faith commit to a specific date for the commencement or completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable.

EXHIBITE

Business Impact Statement

The current commercial real estate market is challenging for many reasons, and the Property that is the subject of this application (the "Property") faces two distinct challenges; (i) the supply of traditional end users needing industrial/office space are fewer in number due to the overall weakness of the economy, and (ii) traditional lending institutions are largely unwilling to finance projects that only a few years ago were considered viable. As a result of these challenges, even prime sites such as the Property, with ready to go infrastructure, zoning, easy access to an interstate highway and a developer with over thirty (30) years of spec building and build-to-suit experience, have become undesirable for development.

Tax abatement greatly increases the owner's ability to combat both of the challenges described above. End users are more likely to be attracted because their rent or operating costs will be lower, and they will know the Town values the economic benefits that they bring. At the same time, lenders will see a better proforms upon which to make underwriting decisions, increasing the likelihood that the project can be financed, particularly if a quality end user is procured.

Without tax abatement, the applicant's ability to procure a quality end user is greatly diminished. While the applicant has a proven track record of making good on previously granted abatements, as evidenced by the Home Depot facility located immediately north of the Property, the current status of the commercial real estate market has not yet provided a similar quality end user, and abatement will greatly assist the marketing of the Property. Without abatement, the applicant estimates it may take five (5) years or more to procure a suitable end user.

The Property faces an additional challenge in that its primary competition has already been provided ten (10) year property tax abatement by the Town, meaning that the Property is at a competitive disadvantage at market, By submitting this application, the applicant is asking to be put on even footing with its surrounding competitors.

EXHIBIT G

Projected Taxes Worksheet

	Tax Liability with Abatement		Tax Liability without Abatement		Projected Savings	
Year 1	\$		\$	367,770	\$	367,770
Year 2	\$	18,389	\$	367,770	\$	349,382
Year 3	\$	73,554	\$	367,770	\$	294,216
Year 4	\$	128,720	\$	367,770	\$	239,051
Year 5	\$	183,885	\$	367,770	\$	183,885
Year 6	\$	220,662	\$	3.67,770	\$	147,108
Year 7	\$	257,439	\$	367,770	\$	110,331
Year 8	\$	294,216	\$	367,770	\$	73,554
Year 9	\$	330,993	\$	367,770	\$	36,777
Year 10 e	\$	349,382	\$	367,770	\$	18,389
Totals	\$	1,857,239	\$	3,677,700	\$	1,820,462

Notes:

- 1. The tax rate is 2.46%, per Dax Norton.
- The chart assumes an improvement value of \$14,950,000, based an estimated assessed value of \$23 psf. The adjacent Eagle Creek I improvements are currently assessed at \$23 psf.
- 3. The chart addresses only the assessed value allocated to the improvements. Land is not abatable in the State of Indiana. The current assessed value of the land is \$1,363,400, resulting in an estimated annual liability of approximately \$33,539.



STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form of for 912 (1-47).
Prescribed by the Department of Local Government Finance

20__ PAY 20_ FORM 88-1 / Real Property

	Miding (IC 6-1.1-12.1-4.)					72 0	
I. This statement in information from I submitted to the c "Projects" planner Approval of the de BEFORE a deduct to obtain a deduct of (1) May 10; or	tion, application Form ((2) thirty (30) days afte	body designating the Economic I its decision about whether to des RE the redevisionment or in habit larly 1, 1987, that areas designational, Town Board, County Cou	BD, Whibhever is applic and valuation or new ass	pable, must be filed resement is mailed	with the Co to five prope	unty Auditor by the later orly owner at the address	
SECTION 1		TAMPAYER	INFORMATION				
Name of texpayor	I.C or No Declare	e (Eagle Creek Building II)					
delegan of tereproper for	mber and street city state	, and ZIP occial					
Two Miranova	Place, Suite 800,	Columbus, OH 43215			1		
sme of contact person			(614) 280-4000		E-mail add	ni@pizzuti.com	
Michael A. Ci	Mini'	LOCATION AND DESCRIP			HAMILAN	ROBDIZZOU.CCATI	
SECTION 2 are of designating bo	dy	LOCATION WITH DESCRIP	Holl of Thai Galla	A CONTRACT	Resolution	number	
Town Council	of Whitestown			3-4	es a service de la company		
position of property	Part of SW 1/4 of S	ection 26-T18N-R1E	County			DLGF texting district number	
was a man did bill	I did of Santon St	LT18NLR1F	Boone		Faller lad	etart date (month; dept year)	
segription of real prop	orly Emprovements, redays	dopmen, or rehabilitation (use addition (co/warehouse building arr	na soložod olio imme	nvements to	The state of the s	near case (nover that year) see attached Exhibit A.	
An approximat	ely bou, out or uli	arcel just north of S.R. 28	on Indianapolis F	Road.		completion date Exposite, day yes	
De colletinose					NAMES OF TAXABLE PARTY.	se attached Exhibit A.	
SECTION 3	ESTIMA	TE OF EMPLOYEES AND SALA		PROPOSED PRO	JECT	Enterior	
musus unmpar	Salaries	Number retained	Selarios \$0.00	Number at 55.00	emonal.	\$1,544,400.00	
0.00	\$0.00	ESTIMATED TOTAL COST AN		THE RESERVE AND ADDRESS OF THE PARTY OF THE		1 4 1/01 1/100/00	
SECTION 4	10 h 2 h 10 h 0 l 21	(2) the COST of the property		REAL ESTATE	MPROVE	WENTE	
is confidential.	0 10 6-1,1-12,1-6,1 (0)	frinte com of no brobard.	COST			ASSESSED VÁLUE	
Current yeldes			0.00			0,00	
Plus astimated va	lues of proposed projec	ot .	14,950,000.00			14.950.000.00	
Less values of an	y property being replace	ed		0.00		0.00	
	uas upon completion s	i projek RTED AND OTHER BENEFITS I	DESCRIPTION OF THE T	14.950,000.00	and the	14,950,000.00	
SECTION 5	WASTE CONVE	RTED AND OTHER BENEFITS I	AKOMISED STORE I	ANDATEN			
Estimated solid waste converted (pounds)			Estimated hazar	Estimated hazardous waste converted (pounds)			
Other benefits None.							
		TAKEAVER	CERTIFICATION				
SECTION 6	hat the rectlehent th	TAXPAYER	CERTIFICATION				
SECTION 6 I hereby certify		TAXPAYER one in this statement are true	CERTIFICATION .		Date sign	ed finantific day, yearly 11.9. Z&2	

1/2541159 v1

Page 1 of 2

FOR USE OF	THE DESIGNATING BODY	
We have reviewed our prior ecitors relating to the designation of this E adopted in the resolution previously approved by this body. Bald reso	conomic Revitalization Area and find that the littler, passed under IC 8-1,1-12,1, provides f	applicant meets the general standards or the following limitations:
A. The designated area has been limited to a period of time not to expires isN/A	exceed N/A calendar years * (see	below). The date this designation
B. The type of deduction that is allowed in the designated area is 1. Redevelopment of rehabilitation of real estate improvements 2. Residentially distressed areas 3. Occupancy of a vacent building. C. The amount of the deduction applicable is limited to \$	Hinfled to: Yes No Yes Zi No Yes Zi No	i
D. Other limitations or conditions (specify) None		
E. The deduction is allowed for ten (10) We have also reviewed the information contained in the statement of determined that the totality of benefits is sufficient to justify the deduction.	years" (see below). pensitis and find that the estimates and expec- ion described above.	defions are reasonable and bays
Approved (algorature and fille of authopited member of dealgraphing body)	7elephone number 4557	Data signed (morth, day, year)
Attented by (stonature and title of attention)	Designated body Town Council	/ Whitestown
If the designating body limits the time period during which an area is entitled to receive a deduction to a number of years designated under A. For residentially distressed areas, the deduction period may not expense the period present and rehabilitation or real estate improvements: 1. If the Economic Revitalization Area was designated prior to July 2. If the Economic Revitalization Area was designated fifty June C., For vaccant buildings, the deduction period may not exceed two (2)	G 6-1.12-12-1-4. coad five (5) years. y 1, 2000, the deduction period is limited to th 20, 2000, the deduction period may not excee	rés (3), abi (8), or ten (10) years.

Commencement and Completion of Construction

Due to the challenges facing the subject property described in <u>Exhibit F</u> of the applicant's Project Questionnaire, the applicant cannot in good faith commit to a specific date for the commencement or completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable.

Exhibit B

Legal Description

Lot Numbered One (1) in EAGLE CREEK INDUSTRIAL CENTER SECTION 2 "SECONDARY PLAT", as per plat thereof recorded in Plat Book 18, Pages 37 and 38, in the Office of the Recorder of Boone County, Indiana.

RESOLUTION NO. 2010- 16

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

PIZZUTI LAND LLC

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 No. 2005-1, 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, State Road 267 and 1-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has been advised by Pizzuti Land LLC ("Pizzuti") of a proposed project (the "Project") on a site within the ERA #1 consisting of approximately 35.34 acres, which is more particularly described in <u>Exhibit A</u> attached hereto and incorporated herein by reference (the "Site"), and which will be commonly known as Eagle Creek II; and

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

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

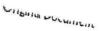
WHEREAS, the Whitestown Redevelopment Commission (the "Commission") has reviewed the Application and has adopted a resolution approving the Application; and

WHEREAS, the Town Council acknowledges that the Application is for a speculative development and that the timing of commencement and completion of the Project are uncertain; 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 Aot, 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 Application:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
 - the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - 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;
 - the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation;
 and
 - e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for Pizzuti to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to Pizzuti meeting the following conditions:
 - a. As more particularly described in the Memorandum of Understanding for Tax Abatement between Pizzuti and the Town and included with the Application (the "MOU"), Pizzuti 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. Pizzuti shall annually file with the Town Council the required Form CF-1 /RE, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statement of Benefits (Form SB-1/RE) as presented to and approved by the Town Council; and
 - c. Pizzuti shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Project, provided that there shall be no mandatory construction commencement or completion date.
- The provisions of Ind, Code § 6-1.1-12.1-12 are expressly incorporated into this Resolution.
- 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 Pizzuti to deductions for real property taxes for the Project as provided in Ind. Code § 6-1.1-12.1-3 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 Form SB-1/RE.

ADOPTED this 14th day of December, 2010.

Dawn Semmler, President

Susan Austin, Council Member

Jason Tribby, Council Member

Kevin Russell, Council Member

Council Member, Julie Whitman

ATTEST:

Debra Zachelmeyer,

Clerk-Treasurer

EXHIBIT A

Description of the Site

Lot Numbered One (1) in EAGLE CREEK INDUSTRIAL CENTER SECTION 2 "SECONDARY PLAT", as per plat thereof recorded in Plat Book 18, Pages 37 and 38, in the Office of the Recorder of Boone County, Indiana.

EXHIBIT B

Application

TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the 15th day of November, 2010, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by PIZZUTI LAND LLC ("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 shatement.

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. Initial 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 an initial non-refundable application fee in the amount of One Thousand Dollars (\$1,000.00) (the "Initial Application Fee"). The Applicant will pay the One Thousand Dollars (\$1,000.00) Initial Application Fee upon its submission of its Application, including this Memorandum.
- Section 3. Application Review Fee. The parties recognize that the Initial Application Fee may not be sufficient to cover all expenses incurred by Whitestown (including its Redevelopment Commission), including financial advisory, legal and other fees, in the review and consideration of the Applicant's Application for tax abatement. To the extent such costs exceed the Initial Application Fee, the Applicant agrees to reimburse the Town for such costs (the "Application Review Fee"). The Applicant will pay the Application Review Fee within fourteen (14) days of receipt of an invoice from the Town for such costs.

Section 4. 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 a final application fee to Whitestown in the amount determined in accordance with the schedules attached hereto as Exhibit B (the "Final Application Fee"). The Applicant will pay the Final Application Fee to Whitestown within seven (7) days of the resolution of Whitestown finally approving the Application.

Section 5. Failure to Pay Application Fee. Whitestown will not review or consider Applicant's Application until the Initial Application Fee has been paid. In the event the Application Review Fee and Final Application Fee to Whitestown in accordance with Sections 3 and 4 hereof, 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 6. Payment of Application Fee. The Initial Application Fee, the Application Review Fee and the Final Application Fee shall be payable by cash or check (payable to the Town of Whitestown, Indiana) delivered to the Clerk-Treasurer of Whitestown.

Section 7. 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.

PIZZUTI LAND LLC

Michael A Chivini,

Executive Vice President

TOWN OF WHITESTOWN

Dawn Semmler, Town Council President

Exhibit A

Tax Abatement Application

Exhibit B

Final Application Fee Schedules

Real Property Deductions — the Final Application Fee payable to Whitestown for real property deductions approved by Whitestown shall be determined in accordance with the following schedule (the value of the real estate improvements shall be based upon the Applicant's Statement of Benefits Form (SB-1/Real Property)):

- \$200,00 if the value of the real estate improvements is less than \$100,000,00;
- \$800,00 if the value of the real estate improvements is \$100,000.00 or more, but less than \$250,000.00;
- \$1,200,00 if the value of the real estate improvements is \$250,000.00 or more, but less than \$500,000.00;
- \$1,600,00 if the value of the real estate improvements is \$500,000.00 or more, but less than \$750,000.00;
- \$2,000.00 if the value of the real estate improvements is \$750,000.00 or more, but less than \$1,000,000.00;
- \$5,000.00 if the value of the real estate improvements is \$1,000,000.00 or more, but less than \$2,500,000.00;
- \$10,000.00 if the value of the real estate improvements is \$2,500,000.00 or more, but less than \$5,000,000.00;
- \$15,000.00 if the value of the real estate improvements is \$5,000,000.00 or more, but less than \$7,500,000.00;
- \$20,000.00 if the value of the real estate improvements is \$7,500,000.00 or more, but less than \$10,000,000.00;
- \$25,000.00 if the value of the real estate improvements is \$10,000,000.00 or more, but less than \$12,500,000.00;
- \$30,000.00 if the value of the real estate improvements is \$12,500,000.00 or more, but less than \$15,000,000.00;
- \$35,000.00 if the value of the real estate improvements is \$15,000,000.00 or more, but less than \$17,500,000.00;
- \$40,000.00 if the value of the real estate improvements is \$17,500,000.00 or more, but less than \$20,000,000.00; and
- \$2.00 per \$1,000 if the value of the real estate improvements is more than \$20,000,000.00, up to a maximum fee of \$100,000.00.

<u>Personal Property Deductions</u> — the Final Application Fee payable to Whitestown for personal property deductions approved by Whitestown shall be determined in accordance with the following schedule (the value of the new equipment shall be based upon the Applicant's Statement of Benefits Form (SB-1/Personal Property)):

- \$200.00 if the value of the new equipment is less than \$100,000.00;
- \$800,00 if the value of the new equipment is \$100,000.00 or more, but less than \$250,000.00;
- \$1,200.00 if the value of the new equipment is \$250,000.00 or more, but less than \$500,000.00:
- \$1,600.00 if the value of the new equipment is \$500,000.00 or more, but less than \$750,000.00;
- \$2,000.00 if the value of the new equipment is \$750,000.00 or more, but less than \$1,000,000.00;
- \$5,000.00 if the value of the new equipment is \$1,000,000.00 or more, but less than \$2,500,000.00;
- \$10,000.00 if the value of the new equipment is \$2,500,000.00 or more, but less than \$5,000,000.00;
- \$15,000,00 if the value of the new equipment is \$5,000,000.00 or more, but less than \$7,500,000.00;
- \$20,000.00 if the value of the new equipment is \$7,500,000.00 or more, but less than \$10,000,000.00;
- \$25,000.00 if the value of the new equipment is \$10,000,000.00 or more, but less than \$12,500,000.00;
- \$30,000.00 if the value of the new equipment is \$12,500,000.00 or more, but less than \$15,000,000.00;
- \$35,000,00 if the value of the new equipment is \$15,000,000.00 or more, but less than \$17,500,000.00;
- \$40,000.00 if the value of the new equipment is \$17,500,000.00 or more, but less than \$20,000,000.00; and
- \$2.00 per \$1,000 if the value of the new equipment is more than \$20,000,000.00, up to a maximum fee of \$100,000.00.



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

Name of the company for which real property tax abatement is being requested: Pizzuti Land LLC or its designee
 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: Michael A. Chivini, Executive Vice President
Address: Two Miranova Place, Suite 800, Columbus, OH 43215
Telephone: 614-280-4000
B-Mail Address: mehivini@pizzuti.com
3. State the name, title, address, telephone number and c-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: Michael A. Chivini, Executive Vice President
Address: Two Miranova Place, Suite 800, Columbus, OH 43215
Telephone: 614-280-4000
B-Mail Address: mehivini@pizzuti.com
4. Location of property for which personal property tax abatement is being sought: Approximately 35.34 acre parcel just north of S.R. 257 on
a) Street Address: <u>Indianapolis Road</u>
b) Tax Parcel Number(s): 06-07-26-000-001.001-019; 06-07-26-000-001.002-019 06-07-35-000-001.002-020; 06-07-35-000-001.001-020 06-07-26-000-001.027-019
Attach a legal description and area map of the proposed project location. Please see attached Exhibits A-1 and A-2.
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: Please see attached Exhibit B.

6. White	Has the	is project or tax abatement request been discussed with the President of the edevelopment Commission and/or President of the Whitestown Town Council? X Yes No
7. develo long h	nment	your company currently conduct manufacturing operations, research and distribution and/or information technology research at this location? If so, how company been at this location? No
8. other c	Does y	your business have other operations in Indiana? If so, please list the location of the nsNot at this time.
9.	What i	s the size of the facility to be improved or constructed? kimately 650,000 square feet on 35,34 acros.
10.	On a se	eparate page, briefly describe the nature of the business of your company. see attached Exhibit C.
11.	On a ucted by	separate page, briefly describe the proposed real estate improvements to be your company at the project location. Please see attached Exhibit D
12	Hove	the proposed real estate improvements been constructed (Please note that State is applicants to delay construction until after abatement has been granted)?
		Yes X No
13.	What i	is the anticipated date for construction to begin? Please see attached Exhibit E.
14.	What i	is the anticipated date for project completion? Please see attached Exhibit E.
15. functi	If a fa	cility is being improved, does the proposed improvement to the facility change the e corrent facility?
		YesX No
	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? We anticipate the improvements shall cost \$14,950,000 to construct. Based on comparable properties, we anticipate the assessed value of the property will be \$14,950,000.

	lete the following prof t is being requested:	ile of the Company that will occupy the property for which					
a)	all time permanent hourly employees by skill level (include rate excluding benefits and overtime)						
	Skilled 0	Average hourly wage rate for skilled positions N/A					
	Semi-skilled 0	Average hourly wage rate for semi-skilled positions N/A					
Clerical 0 Average hourly wage rate for clerical positions							
	Salaried 0	Average salary (per hour) for salaried positions N/A					
	TOTAL NUMBER O	OF EXISTING EMPLOYEES (permanent and full-time)					
b)		part-time hourly employees by skill level (include average adding benefits and overtime)					
	Skilled 0 Average hourly wage rate for skilled positions N/A						
	Semi-skilled _0_ Average hourly wage rate for semi-skilled positions N/A_						
	Clerical 0	Average hourly wage rate for clerical positions N/A					
	TOTAL NUMBER OF EXISTING EMPLOYEES (part-time) N/A						
c)		f benefits for existing and new employees on a per how basis sed at an additional \$3,00 per hour, etc.) <u>Unknown</u>					
d) Summary of benefits for existing and new employees. Unknown							
e)		all-time equivalent employees by skill level (include average luding benefits and overtime)					
	Skilled 0	Average hourly wage rate for skilled positions N/A					
12.	Semi-skilled <u>55</u> position	Annual wages for semi-skilled positions \$28.080 per					
•	Clerical 0	Average hourly wage rate for clerical positions <u>N/A</u>					
	Salaried 0	Average salary (per hour) for salaried positions _N/A_					
		OF NEW EMPLOYEES (full-time equivalent)					
55							

	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 pos	itions N/A		
		Clerical N/A	Average hourly wage rate for clerical position	8 <u>N/A</u>		
		Salaried N/A	Average salary (per hour) for salaried position	s N/A		
	TOTAL NUMBER OF NEW EMPLOYEES (part-time) N/A-See FTE Figures in 16(e) above.					
	g)		ar amount to be spent on new salaries? ons at an annual average of \$28,080 = \$1,544,4	00		
	h)	Provide schedule for Unknown	when new employee positions are expected to b	oe filled.		
contra E 18.	What Comp	be if the proposed rea ellations, loss of produ is the term of the tax a dete the following so	e give a detailed description of what the im I property improvement is not constructed (e.g. notion, change in location, etc.). <u>Please see at</u> batement requested (maximum 10 years). <u>10 years</u> hedule concerning the proposed real propert to the worksheets for calculating the figures profit.	c. loss of jobs, ached Exhibit		
I,	Projec	oted Current Conditions	s Without Abatement			
	A, B.	Current Annual Real Projected 10-Year To	Property Taxes (improvements only): ttal:	\$3.677,700		
II.	Projec	oted Conditions With A	batement			
	A. B.	Projected 10-Year Re Projected 10-Year Al	eal Property Taxes (improvements only); batement;	\$1,857,239 \$1,820,462		
III.	Projec	oted Total (Assumes Al	batement Granted)	Y		
	A. B.	Total Amount Abate Total Taxes to be Pai	d: d (improvements only):	\$1,820,462 \$1,857,239		

20.	Which approvals or permits will be required for the project?
	(a) zoning change (e) variance
	(b) annexation (f) special exception
	(d) development plan (h) other
21. costs	Will additional public infrastructure/facilities be required? If so, please explain in detail nding source and schedule for construction. None are anticipated at this time.
22. tax is	For the proposed project, is the applicant requesting other incentives from the Town (e.g., ement financing, economic development revenue bond financing)? If so, please explain. None are auticipated at this time.
Anni	Please describe any community involvement/contributions the applicant has provided in and/or expects to provide in the future, unt previously constructed a 500,000 square foot building located adjacent to the subject to building has been leased to Home Depot for use as a distribution center.
24. projesuop	Will local suppliers and contractors be used in the construction/operation of the proposed of fisc, please explain. Applicant will use good faith effort to provide local as an equal opportunity to participate in the construction of the proposed project. It is likely that the project's end-user will employ from the surrounding area for post-ction on-going operations.
25. the 7	Has the applicant previously been approved for economic development incentives from wn (e.g., tax abatement, tax increment financing, economic development revenue bond ng)? If so, please explain and include information with respect to applicant's compliance oject representations made to the Town at the time the incentives were approved. Applicant was provided with tax abatement for the proviously mentioned 500,000 s.f. building for Home Depot.
26. (e.g. servi	Is the applicant current on all of its payment obligations to the Town and the County reperty taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly scharges), guaranties on any debt obligations, etc.)?
27.	Does the proposed project take advantage of any "green" technology to reduce adverse mental impact? If so, please explain. It is anticipated that the building will be a state-of-the-art LERD Certified facility.

CHECKLIST OF ATTACHMENTS:

Initial Application Ree (\$1,000).
Draft 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
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/RB. I also asknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Michael A. Chlvini, Executive Vice President

STATE OF OLIV

SS:

COUNTY OF Franklin)



SCOTT B. WEST
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Seption 147.03 R.C.

Notary Public

Residing in Flaware County, Ouis

My commission expires:

EXHIBIT A-1

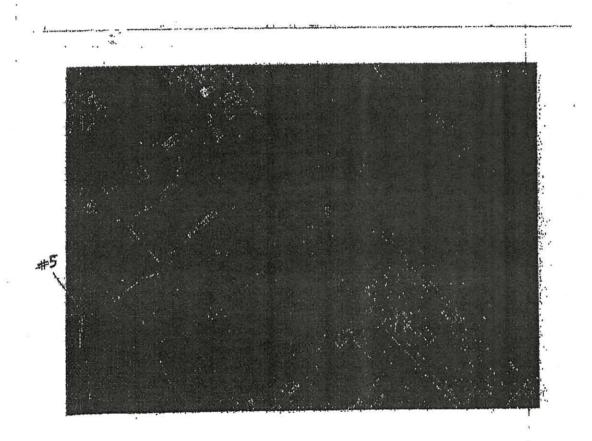
Legal Description of Property

Lot Numbered One (1) in EAGLE CREEK INDUSTRIAL CENTER SECTION 2 "SECONDARY PLAT", as per plat thereof recorded in Plat Book 18, Pages 37 and 38, in the Office of the Recorder of Boone County, Indiana.

Original Document

EXHIBIT A-2

Property Map



A-2-1

1/2540815.2

EXHIBIT B

Tax Parcel Information

The five tax parcels listed below correspond with the numbers shown on the map attached as Exhibit A-2.

06-07-26-000-001.001-019
 4750 S. Indianapolis Road

L: \$935,400

Ac: 21.75

I: 0 T: \$935,400

Class: 400 (vacant industrial)

 06-07-26-000-001.002-019 4750 S. Indianapolis Road

L: \$172,800

Ac: 3.84

I: 0 T: \$172,800

Class: 300 (vacant commercial)

3) 06-07-35-000-901.002-020 4750 S. Indianapolis Road

L: \$56,300

1,25

I: 0 T: \$56,300

Class: 300

4) 06-07-35-000-001.001-020 4750 S. Indianapolis Road

L: \$197,100

Ac: 9.67

I: 0 T: \$197,100

Class: 300

5) 06-07-26-000-001.027-019 4750 S. Indianapolis Road

L: \$1,800

Ac: .04

I: 0 T: \$1,800

Class: 400

Summary: 5 tax parcels

Total land AV = \$1,363,400

EXHIBIT C

Description of Applicant

Established in 1976, The Pizzuti Companies are a recognized leader in the development, marketing and management of real estate. With operations in the Columbus, Chicago, Orlando and Indianapolis markets, Pizzuti has developed more than 40 million square feet of Class A office, medical and healthcare, retail, residential and institutional-quality industrial facilities throughout the Midwest and Southeast regions of the United States.

EXHIBIT D

Description of Project

The proposed development would consist of an office and or warehouse use containing an estimated 650,00 square feet of space. The improvements most likely would be constructed on a speculative or build to suit basis.

EXHIBIT E

Commencement and Completion of Construction

Due to the challenges facing the subject property described in the following Exhibit F, the applicant cannot in good faith commit to a specific date for the commencement or completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable.

EXHIBIT F

Business Impact Statement

The current commercial real estate market is challenging for many reasons, and the Property that is the subject of this application (the "Property") faces two distinct challenges: (i) the supply of traditional end users needing industrial/office space are fewer in number due to the overall weakness of the economy, and (ii) traditional lending institutions are largely unwilling to finance projects that only a few years ago were considered viable. As a result of these challenges, even prime sites such as the Property, with ready to go infrastructure, zoning, easy access to an interstate highway and a developer with over thirty (30) years of spec building and build-to-suit experience, have become undesirable for development.

Tax abatement greatly increases the owner's ability to combat both of the challenges described above. End users are more likely to be attracted because their rent or operating costs will be lower, and they will know the Town values the economic benefits that they bring. At the same time, lenders will see a better proforma upon which to make underwriting decisions, increasing the likelihood that the project can be financed, particularly if a quality end user is procured.

Without tax abatement, the applicant's ability to procure a quality end user is greatly diminished. While the applicant has a proven track record of making good on previously granted abatements, as evidenced by the Home Depot facility located immediately north of the Property, the current status of the commercial real estate market has not yet provided a similar quality end user, and abatement will greatly assist the marketing of the Property. Without abatement, the applicant estimates it may take five (5) years or more to procure a suitable end user.

The Property faces an additional challenge in that its primary competition has already been provided ten (10) year property tax abatement by the Town, meaning that the Property is at a competitive disadvantage at market. By submitting this application, the applicant is asking to be put on even footing with its surrounding competitors.

EXHIBIT G

Projected Taxes Worksheet

	 Liability with Abatement	Jability without Abatement	Proj	ected Savings
Year 1	\$	\$ 367,770	\$	367,770
Year 2	\$ 18,389	\$ 367,770	\$	349,382
Year 3	\$ 73,554	\$ 367,770	\$	294,216
Year 4	\$ 128,720	\$ 367,770	\$	239,051
Year 5	\$ 183,885	\$ 367,770	\$	183,885
Year 6	\$ 220,662	\$ 367,770	\$	147,108
Year 7	\$ 257,439	\$ 367,770	\$	110,331
Year 8	\$ 294,216	\$ 367,770	\$	73,554
Year 9	\$ 330,993	\$ 367,770	\$	36,777
Year 10 .	\$ 349,382	\$ 367,770	\$	18,389
Totals	\$ 1,857,239	\$ 3,677,700	\$	1,820,462

Notes:

- 1. The tax rate is 2.46%, per Dax Norton.
- The chart assumes an improvement value of \$14,950,000, based an estimated assessed value of \$23 psf. The adjacent Bagie Creek I improvements are currently assessed at \$23 psf.
- The chart addresses only the assessed value allocated to the improvements. Land
 is not abatable in the State of Indiana. The current assessed value of the land is
 \$1,363,400, resulting in an estimated annual liability of approximately \$33,539.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 5/197 9/2/1407) Prescribed by the Department of Local Government Finance

20___PAY 20__ FORM 88-1 / Real Property

☐ Redevelopment	ing completed for real propor or rehabilitation of real astu- uliding (IC 6-1.1-12.1-4.8)	perty that qualifies under the fo to improvements (IC 6-1, 1-12	illowing Indiana Code (c .1-4)	heak one box):		
3. To obtain a deduction (1) May 10; or shown on the rec. 4. Property owners show compliance	oflon, application Form 322 (2) thirty (30) days after it tords of the township asso- winds Statement of Bens with the Statement of Bens with the Statement of Be	dy decignating the Economic decision about whether to design a consistency of the redevelopment or rohabit y 1, 1987, and areas designation, Town Board, County Cou	BD, Whichever is applied valuation or new ass 30, 1991, must altach a die 10 6-1,1-12,1-5,3(1) and a registration of the state of 10 6-1,1-12,1-15,3(1)	able, must be filed esement is mailed Form GF-1/Real F	with the Ca to the prop roperty and	ounty. Auditor by the leter exty charter at the address nually to the application to
Name of taxpayer	All Market College Sellings		Anna istimonia de la contra			
plyziff and	LLC or its Designes	Eagle Creek Building II)				
Aridrana of textpayer in	imber and sheet city date, a Place, Sulta 800, C	rid ZIP podely			4,5	
Name of contact person	n .		Telephone number		E-mail add	lrega .
Michael A. Cl	hlvini'		(614) 280-4000		mohlyt	nl@pizzuti.com
SECTION 2		LOCATION AND DESCRIP	TICH OF PROPOSED	PROJECT	Recolution	ntichar
Name of designating bo	of Whitestown				LOS CONTROL	INSIDE
Location of property	Part of SW 1/4 of Sec	tion 26-T16N-R1E	County		DLGF land	no district number
Description of teal prop	tohe BEO ODO SE office	ment, or rehabilitation (use addition) s/warehouse building an oel just north of S.R. 28	onal sheels if necessary) I'd related site impro	ovements to	Please	etert date (month, dex year) etes attached Exhibit A. completion des (poorth, day year)
De collegadoro		The second second				see attached Exhibit A.
SECTION 3		OF EMPLOYEES AND SAL		PROPOSED PRO	JECT	Batarles
Current number	Salpries \$0.00	0.00	Solarios \$0.00	55.00	STANDISM!	\$1,544,400,00
SECTION 4		STIMATED TOTAL COST AN				
NOTE Burnish		the COST of the property	the state of the s	REAL ESTATE	IMPROVE	MENTE
is confidential.	to to eat 1 deed by fel fel		COST			ASSESSED VÁLUE
Current yeldes				0.00		0.00
Plus estimated ve	alues of proposed project		_ 1	4,950,000.00	-	14.950.000.00
Less values of an	y property being replaced			4,950,000.00		14.950.000.00
	use upon completion of pr	ED AND OTHER BENEFITS	PROMISED BY THE TO	XPAYER	SEL SI	14,800,000.00
SECTION 5	WASTE CONTENT	· ·			- Anniews	ATTACH CONTRACTOR OF THE PARTY
Estimated solid w	(ebrusoq) behevnes etam		Estimated hazard	revice stary auch	ad (pound	9)
Ottar benefits None.				1		
	0					
SECTION 6			CERTIFICATION			
I hereby pertify	that the representation	h this statement are true			12.0.0	
Signature of although		_=`-	Executive Vice	e President	Date sign	od (morth day voor) 200
				2.0		

FOR USE OF	THE DESIGNATING BODY	
We have reviewed our prior actions relating to the designation of this E adopted in the resolution previously approved by this body. Baild resol	conomic Reyttalization Area and find that Lition, passed under 10 6-1,1-12,1, provid	the applicant meets the general standards as for the following limitations:
A. The designated area has been limited to a period of time not to expires its WA	exceed NA celender years *	(see below). The date this designation
B. The type of deduction that is allowed in the designated area is it Redevelopment or rehabilitation of real estate improvements Residentially distressed areas Occupancy of a vacual building	tinfled to: Yes INo Yes No Pes No	
C. The amount of the deduction applicable is limited to \$		
D. Other Imitations of coaditions (speoffy) None		
E. The deduction is allowed for ten (10)	years* (see bolow).	
We have also reviewed the information contained in the statement of betermined that the totality of benefits is sufficient to justify the deducit	eneffia and find that the estimates and a on described above.	eved bos sdanzeser era anotatoe
Approved (alignature and fills of authorities member of dealgnaling body)	317-769-6557	Deta algred (month, day, year)
Attented by (afgraine and tille of attented	Town Counc	il / Whitestown
"If the designating body limits the time ported during which an area is entitled to receive a deduction to a number of years designated under	an economic revitalization area, it does n IC 6-1.12-12.1-4.	of limit the length of time a taxpayer is
A. For residentially distressed areas, the deduction period may not ex B. For redevelopment and rehabilitation or real estate improvements:	coed five (6) years.	

EXHIBIT A

Commencement and Completion of Construction

Due to the challenges facing the subject property described in <u>Bxhibit P</u> of the applicant's Project Questionnaire, the applicant cannot in good faith commit to a specific date for the commencement or completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

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

Prescribed by the Department of Local Government Finance

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

20 22 PAY 20 23

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).

MIST	1.03	107	10	MIC.

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

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

- Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
- 3. This form must accompany the initial deduction application that is filed with the County Auditor.
- 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 INFOR	MATION			
Name of taxpayer					
Indiana Industrial Services, LLC					
Address of taxpayer (number and street, city, state, and ZIP of	code)				
55770 Evergreen Plaza Dr., Mishawaka,	IN 46545				
Name of contact person				Telephone num	ber
Andy Williams, Assistant Treasurer					
and the second of the second s	LOCATION AND DESCRIPTION	N OF PROPER	ΓY		
Name of designating body				Resolution nun	THE STATE OF
Town of Whitestown, IN Town Council				100000000000000000000000000000000000000	§ 2012-06
Location of property		County		DLGF taxing di	strict number
Perry Industrial Park		Boone		06-013	
Description of real property improvements:				Estimated start	ing date (month, day, year)
See Attached				PT 117	A CANONIC OF THE WORK OF THE THE THE THE
				Estimated com	pletion date (month, day, year)
SECTION 3	EMPLOYEES AND S	ALARIES	and the second		
	AND SALARIES	A CONTRACTOR OF THE STATE OF	AS ESTIMATI	A TABLE TO SELECT	ACTUAL
Current number of employees			81		316
Salaries			2,536,000.0	00	24,373,093.00
Number of employees retained			81		180
Salaries			2,536,000.0	00	7,727,283.00
Number of additional employees			10		136
Salaries			296,000.00		16,645,810.00
SECTION 4	COST AND VAI	UES	The Service of		
COST AND VALUES		REAL ESTAT	E IMPROVEME	NTS	
AS ESTIMATED ON SB-1	COST				ED VALUE
Values before project	1,980,000			1,4	62,200.00
Plus: Values of proposed project	800,000				0.00
Less: Values of any property being replaced		.00			0.00
Net values upon completion of project	2,780,000	.00		1,4	62,200.00
ACTUAL	COST			ASSESSE	
Values before project	1,910,27				0.00
Plus: Values of proposed project	1,268,38			2,	515,600.00
Less: Values of any property being replaced	513,96	100000000000000000000000000000000000000			0.00
Net values upon completion of project	2,664,70				515,600.00
SECTION 5 WASTE CONVE	ERTED AND OTHER BENEFIT	S PROMISED B	Y THE TAXPAY	ER .	
WASTE CONVERTED AND	OTHER BENEFITS		AS ESTIMAT	ED ON SB-1	ACTUAL
Amount of solid waste converted				-17	COPP FILE
Amount of hazardous waste converted					
Other benefits:	10- Vandeyyest asy to him vi	Note that the second of the second		with the second	NAME OF STREET
SECTION 6	TAXPAYER CERTIF	The High Tables		计划主从	10%以上持续支持。
154550000000000000000000000000000000000	by certify that the representation	s in this stateme	nt are true.		
Signature of authorized representative	Title				month, day, year)
Aty will	Ass	istant Treasu	rer	5/12	2222

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

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

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

We have reviewed the CF-1 and find that:					
the property owner IS in substantial compliance					
the property owner IS NOT in substantial compliance					
other (specify)					
Reasons for the determination (attach additional sheets if necessary)	=	***************************************			
Signature of authorized member		Date signed (month, day, year)			
Attested by	Designating body				
If the property owner is found not to be in substantial compliance, the prop time has been set aside for the purpose of considering compliance.	erty owner shall receive the opportunity for	or a hearing. The following date and			
Time of hearing	fhearing				
HEARING RESULTS (to b	completed after the hearing)	发展的影响。			
Approved	☐ Denied (see instruction 5 above)				
Reasons for the determination (attacl. 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 Circuit or Superior Court together with a bond conditioned to pay the	appeal the designating body's decision to	by filing a complaint in the office of the ermined against the property owner.			

Indiana Industrial Services, LLC 5294 Performance Way Whitestown, IN 46075

Form CF-1 / Real Property Attachment 2022 pay 2023

The taxpayer is filing a combined Form CF-1 for two abatements approved under resolution numbers 2008-18 and 2012-06. Details for each abatement are provided below:

Resolution Number: 2008-18

Description of Real Property Improvements:

PURCHASE OF 5.5 ACRES (LOT #4) AND CONSTRUCTION OF NEW 40,000 S.F. BUILDING FOR USE AS OFFICES, FACILITATION AND STORAGE

Estimated Starting Date: 09/01/2008 Estimated Completion Date: 03/01/2009

Resolution Number: 2012-06

Description of Real Property Improvements:

40,000 S.F. BUILDING ADDITION TO EXISTING 40,000 S.F. COMMERCIAL BUILDING. FOR USE AS INVENTORY WAREHOUSING AND EQUIPMENT STORAGE.

Estimated Starting Date: 06/01/2021 Estimated Completion Date: 09/30/2012

LORD REALTY COMPANY

3200 Cherry Creek Drive South, Ste 480 Denver, CO 80209 (720) 907-9790

May 6, 2022

Town of Whitestown Attn: Savanna Haydon 6210 Veterans Drive Whitestown, IN 46075

Re: 2022 Pay 2023 CF-1/Real Property Forms

Dear Ms. Haydon,

Enclosed is the following form, related to resolution 2018-13, to be filed with the Whitestown Town Council as designating body:

For 5828 Commerce Drive - Lot 2:

1. Form CF-1/Real Property - 2022 pay 2023 (current year)

Also enclosed, related to resolution 2019-17, to be filed with the Whitestown Town Council as designating body:

For 6040 Commerce Drive - Lot 3:

2. Form CF-1/Real Property - 2022 pay 2023 (current year)

Please advise if you need any additional information.

Singerely,

Tony Harbour

Financial Controller

Lord Realty Company, LLC.

tharbour@lordrealtyco.com

(720) 907-9793



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

- 1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- 2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).

 This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 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 INFO	ORMATION	有一种		美国外的主要公司	TEN
Name of taxpayer				County		
Lord Realty Holdings LLC - ETAL			Boone County			
Address of taxpayer (number and street, city, state, and ZIP code)				DLGF taxing district number		
P.O. Box 460459, Denver, CO 80246-9	998				020	
Name of contact person				Telephone numb		
Tony Harbour				(720)90	07-9793	
SECTION 2	LOCATION AND DESCRIP	minutes and the second of the second control	Υ			
Name of designating body		Resolution number	12	Estimated start date (month, day, year)		
Whitestown Town Council		2018-1	13	May, 2018 Actual start date (month, day, year)		
Location of property	46075 Lot 2				(month, day, year) ily 31, 2018	
5828 Commerce Drive, Whitestown, IN						
Description of real property improvements Approx. 356,000 sq ft flex style building with offi	ce and warehouse components			0.,	etion date <i>(month, day, ye</i> April, 2019	ar)
White I am James In			Į.		n date (month, day, year)	-
					ember 24, 2019	1
OCCUPATION A	EMPLOYEES AND	CALABIES		TO DE LA COLOR	111501 2 1, 2010	
SECTION 3	ES AND SALARIES	JALARIES	AS ESTIMAT	ED ON SR 1	ACTUAL	
Current number of employees	ES AND SALARIES		AS ESTIMA		0	\neg
Salaries			7/0	0.00 0.00		
Number of employees retained				0 0		
Salaries			0.0	0.00		
Cularico			see SB-1, file	filed combined 19		\neg
Salaries			b	805,680.00		
SECTION 4	COST AND	/ALUES				
COST AND VALUES		REAL ESTATE	IMPROVEME	NTS		
AS ESTIMATED ON SB-1	COST			ASSESSE	D VALUE	
Values before project		0.0	00			
Plus: Values of proposed project	See SB-1, filed co	mbined	4			
Less: Values of any property being replaced		0.0	00			
Net values upon completion of project	See SB-1, filed	Combined		100000000000000000000000000000000000000		
ACTUAL	COST			ASSESSED VALUE		
Values before project				20-5330, Window		
Plus: Values of proposed project	12,321,835.00				00.00	
Less: Values of any property being replaced					Marie (1882)	
Net values upon completion of project 12,321,835.00 * 16,693,400.00						
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER WASTE CONVERTED AND OTHER BENEFITS AS ESTIMATED ON SB-1 ACTUAL						
	AND OTHER BENEFITS		AS ESTIMAT	0.00	ACTUAL	0.00
Amount of solid waste converted				0.00		0.00
Amount of hazardous waste converted				N/A	41	/A
Other benefits: SECTION 6	TAYDAYED CED	TIEICATION	E. Carlotta	10/14	N. Committee of the Com	
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)						
100	1979	r Geoffrey G. Lord, Pr	roperty Manager		-22	

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

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

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

We have reviewed the CF-1 and find that:					
the property owner IS in sub	ostantial 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 Date of hearing (month, day, year) Location of hearing PM					
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 [C 6-1.1-12.1-5.9(e)]		
A property owner whose deduct	tion is denied by the designating b	ody may a	ppeal the designating body's decision t	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 From 51787 (R6 / 10-14)

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):

| Radevelopment or rehabilitation of real extets improvements (IC 6-1.1-12.1-4)
| Residentially distressed area (IC 6-1.1-12.1-4.1)

20 20 PAY 20 21

FORM SB-1 / Real Preparty

PRIVACY NOTICE

Asy information concessing the goal of the property and specific solaries paid to included employees by the property extend 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 designation of rant property for which the person whates to claim a deduction.

2. The statement must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevalopment or rehabilitation for which the person desires to claim a deduction.

3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the essessment notice is mailed to the property owner if it was melled after April 10. A property owner who files to the deduction must provide the County Auditor before heavy in which the designating before when there it is an addition to a subsequent year.

4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be stateded to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1,1-12,1-5,10)

5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abstance schoole for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the ebalament schoole approved by the designating body remains in effect. IO 6-1,1-12,1-17

			ERINFORMATIC	N. Control of the Con	and the same of	
SECTION 1	on severe asserted with					
Zeller-401 LRH Re	setructured TIC, LLC, Zet	er-401 Lard TIC, LL.C., Lord	d Realty Holdings	LLC, BGP Partners, LLC	, and AJN, LL	.C (lenants in common)
Address of laxpayer Int	unber and street, city state, a	nd ZIP coda)				
7132 Zionsvill	le Road, Indianapo	dis, IN 46268				
Name of contact person	n		Telephone sta		E-mail address	
Geoff Lord			(317)8	and the second s	GLorde	LordRealtyco.com
SECTION 2		LOCATION AND DESCR	RIPTION OF PRO	POSED PROJECT		South and the light
Name of designating body					Resolution nur	pher
Whitestown To	own Council				FIGER 1	distribution of the second
Location of property	P. D. J. 148-11	4 IN 4007E	Boone	DLGF tending district number 020		muset uracost.
5740 S. Indian	napolis Road, Whit	pment, of rehabilitation (use addition	,	rend .		data (month, day, year)
Description of real prop	nerty enprovements, regievato	programmential "flex" siyle i	huildiana with aiff	on and warehouse	May 201	
Project was take a p	pagnoso use uno osvino Indicino est he annos 16	8,000 aff and the other will be	approx, 366,000	s/f. The project area will		plation data (morth, day, year)
be developed with	paiding and on-site water	retention.			April 2019	
The state of the s		TE OF EMPLOYEES AND SA	AL APIES AS BE	SIAT OF PROPOSED PRO		
Current number	Selectes	Number rateined	Suittes	Number ade	Money	Sciedes
0.00	\$0.00	0.00	\$0.00	256-42	4	\$8,129,500-\$12,510,000
SECTION 4		ESTEMATED TOTAL COST	TAND VALUE OF	PROPOSED PROJECT	Jee Ja	a numerical state of
The Later La				REAL ESTATE	MPROVEMO	NTS
				COST	A8	SESSED VALUE
Current values						10,700,00
Plus estimated v	aluas of proposed project			23,331,801,00		Assessor to Deterrains
	ny propeny being replace			0.00		Assessor (c Delocation
Net estimated va	luss upon completion of	roject				
SECTION 5	W	ASTE CONVERTED AND O	HER BENEFITS	PROMISED BY THE TAX	PAYER	
	waste converted (pounds)	0.00	Cellmate	d hazardous waste convert	ed Innunds)	0.00
	Natia convened (botwos)	0.00	Lemnate	O tazarona ancio comor	an destinal	
Other banefits	ins like trainer slotten to	stantially increase the To	wn of Whitesion	wn's tax base both in ass	sessed value	a, an well as realized
revenue. The o	roperty will likely see a	increase in assessed val	lus. With the lar	nd in an agricultural use	and a currer	nt effective tax mile of
2 2850% the sil	la la peneratino tax cre	dits due to the constitution	al tax caps. Ho	wever, once the alte trai	neitions Into	a commercial use, the
full tay rate of 9	5441% will be applied	to the dramatically increas	ed assessed ve	fue (once any abatemen	nt has expire	ed). Additionally, with
a current rencer	ty lax can exempt tax	ate of 0,2860, an effective	property tax re	te for this site will need t	to be more t	han 3.2880% before
tax credits are to						
SECTIONS		7/XP/AYE	R CERTIFICATI	011	The second second	THE SECTION
	that the moresentation	na in this statement are in	Section des maries de maries de la constante d			
Signature of authorize					Data signed	(month, day, year)
See attached signature page					Februar	y 20, 2018
Printed name of subh				Title		
			3	The state of the s		



16.00 To	The Hopswer		FOR USE OF THE	DESIGNATEIG RO	DY I	20 TO 300
		a genaral standar	ds in the resolution ad			ield resolution, passed or to be passed
A	The designated area has be expired to Tonton 7	en (larified to a per , 2.033	riod of time not to exce	ed 14.75	celandar years" (a	en below). The date this designation
B.	The type of deduction that is 1. Reducciopment or celulo 2. Residentially distanced a	stee ison to nother		d to: Yes No		
C.	The amount of the deduction	applicable la limi	led to \$			
n.	Other limitations or condition	is (Specify)				
E.	Number of years allowed:	Your 1 Year 5	Year 2	Year 3	Vear 4 Vear 9	Ver 5 (" see balow)
(We ha	Pose statement of benefits a M vs. No. Life's stach a copy of the a it no, the designating body is we also reviewed the information of the the total of the control	ubarios inemeled tales of berlupor s in berlaises noth	lo io this form, blish an shalement sch the statement of benei	netale before the de	duction can be de	
	(Algorithms and 8th of authorized	OTHER DESIGNATION OF THE PERSON OF THE PERSO	Commence of the contract of th	Bringhama member		Date stand fronth, day year)
		President		(317) 76	+6557	
Printed asme of subsocized member of designating body						
	Enc Mille	_		Tours	of White	extern, Judania
Allested i	ry (zignatore and life of allesfer)	Clark-	transum	Printed Hattee of title	shar . Shart	
* If the	o designating body limits the t yer is entitled to receive a dec	are period during fuction to a numb	which an area is an o ar of years that is less	conomic pavilalization than the number of	n seen, fisi limital Years designated :	ion does not limit the length of linux a sider IC 8-1.1-12,1-17.
	5-1.1-12.1-4.1 remain in alle 2013, the designating body (10) years. (See IC 6-1.1-1) For the redevelopment or re	ict. The disduction is required to esta 2.1–17 below.) habilitation of rest esignating body re	period may not excee blish an abelement so property where the fi smalles in effect. For s	d five (5) years. Fo hadule for each ded onn SB-1/Rest Prop Form SB-1/Rust Pr	rs Form SB-1/Res uction allowed. Tr eny was approved speaty that is appro-	the deductions setablished in IC of Property lind is approved ediar June 30, as deduction period may not escaped be palar to July 1, 2013, the stratement word after June 30, 2013, the designating low.)
Abate Sec.	n 4 or 4.5 of this chapter an a (1) The total s	abulament achievo moved of the text	ahata ginastical pi le and a timestical pi	ing faciors: mi and paraceus peo		a and that receives a deduction under
	(3) The average (4) The latest (4) The latest (b) This subsection significance for each deduction. An ab-	pe Wago of the ne Nicluse requirement on to a statement owed under this c alement schedale uls sppneyad for a	hapter. An abeloanen may not exceed ten (perticular texpayer be	od to the state minin investment, * Mer June 30, 2013, i schedule must app 10) years, afore July 1, 2013, n	A designating bed city the percentage	y chell establish as abetament echadulo amouet of the deduction for each year of til the abetament schedule expires under
	the terms of the moot	wion approving th	ngerebela a'reyneest a	t of bangfits.		



RESOLUTION NO. 2018-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN GREENPARKE ECONOMIC REVITALIZATION AREA UNDER INDIANA CODE 6-1.1-12.1

PARK 130/GREENPARKE

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 No. 2018-06 adopted on February 14, 2018, as confirmed on March 14, 2018, declared an area, consisting of approximately 169 acres and generally situated off Whitestown Parkway and between Indianapolis Road and CR 475 East, as an economic revitalization area and designated such area as the GreenParke Economic Revitalization Area (the "GreenParke ERA"); and

WHEREAS, the Town Council has been advised by Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, LLC, BGP Partners, LLC and AJN, LLC (collectively, the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the GreenParke ERA at 5740 South Indianapolis Road in the Town, which is more particularly described in the hereinafter defined Abatement Applications (the "Site"); and

WHEREAS, the Project consists of certain real property development or expansion, including the construction on the Site of two commercial "flex" style buildings with office and warehouse components with sizes of approximately 169,000 square feet and 356,000 square feet, respectively; and

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

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

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Town of Whitestown Redevelopment Commission (the "Redevelopment Commission") and the Town Council; and

WHEREAS, on March 26, 2018, the Redevelopment Commission adopted its 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 a ten (10) year real property tax deduction for the Project pursuant to the Act in accordance with the abatement schedule set forth in this Resolution.

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

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



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

Real Property Tax Abatement Schedule

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

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



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

TOWN OF WHITESTOWN, INDIANA

TOWN COUNCIL

Eric Millet, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Seff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

LORD REALTY COMPANY

3200 Cherry Creek Drive South, Ste 480 Denver, CO 80209 (720) 907-9790

May 6, 2022

Town of Whitestown Attn: Savanna Haydon 6210 Veterans Drive Whitestown, IN 46075

Re: 2022 Pay 2023 CF-1/Real Property Forms

Dear Ms. Haydon,

Enclosed is the following form, related to resolution 2018-13, to be filed with the Whitestown Town Council as designating body:

For 5828 Commerce Drive - Lot 2:

1. Form CF-1/Real Property - 2022 pay 2023 (current year)

Also enclosed, related to resolution 2019-17, to be filed with the Whitestown Town Council as designating body:

For 6040 Commerce Drive - Lot 3:

2. Form CF-1/Real Property - 2022 pay 2023 (current year)

Please advise if you need any additional information.

Singerely,

Tony Harbour

Financial Controller Lord Realty Company, LLC.

tharbour@lordrealtyco.com

(720) 907-9793

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

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			County				
Lord Realty Holdings LLC - ETAL			Boone County				
				DLGF taxing district number			
P.O. Box 460459, Denver, CO 80246-9	1998				020		
Name of contact person				Telephone numb			
Tony Harbour				(720) 90	07-9793		
SECTION 2	LOCATION AND DESCRIPT		Υ	4 6 6	20世代的 10世代		
Name of designating body		Resolution number	17	Estimated start date (month, day, year)			
Whitestown Town Council		2019-	17		gust, 2019		
Location of property 6040 Commerce Dr., Whitestown,	N 46075 - Lot 3				(month, day, year) ober 1, 2019		
Description of real property improvements	2 2 2			Estimated compl	etion date (month, day, year)		
Approx. 319,000 sq ft "flex" style building with of	ice and warehouse components			J	uly, 2021		
				1000	n date (month, day, year)		
=			±	Septe	mber 28, 2021		
SECTION 3	EMPLOYEES AND	SALARIES					
EMPLOYE	ES AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL		
Current number of employees			(0	0	0		
Salaries			0.00		0.00		
Number of employees retained			0		0		
Salaries			0.	0.00 0.00			
Number of additional employees		see SB-1, filed combined		111			
Salaries				L	4,857,384.60		
SECTION 4	COST AND V				(1)位置"基质"等		
COST AND VALUES	Wester of	REAL ESTATE	IMPROVEME	24378-51275			
AS ESTIMATED ON SB-1	COST			ASSESSE	ED VALUE		
Values before project	6. 68 61-1	0.0	0				
Plus: Values of proposed project	See SB-1, filed	combined					
Less: Values of any property being replaced	- 00 1 01	0.0	0				
Net values upon completion of project	See SB-1, filed	combined	_				
ACTUAL	COST			ASSESSE	D VALUE		
Values before project	 						
Plus: Values of proposed project	1	15,110,686.7	*		19,123,400.00		
Less: Values of any property being replaced			· · ·		40.400.400.00		
Net values upon completion of project 15,110,686.70 SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
	AND OTHER BENEFITS	-119 PROMISED BY	AS ESTIMAT	Charles Season Artists in	ACTUAL		
	AND OTHER BENEFITS		AS ESTIMA	0.00	0.00		
					0.00		
Amount of solid waste converted				100.000	0.00		
Amount of solid waste converted Amount of hazardous waste converted				0.00	0.00 N/A		
Amount of solid waste converted Amount of hazardous waste converted Other benefits:	TAYPAVER CER	TIFICATION		100.000	0.00 N/A		
Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	TAXPAYER CER'	5 5 5	t are true	0.00			
Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	TAXPAYER CER ereby certify that the representati	ions in this statemen	t are true.	0.00 N/A			
Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	ereby certify that the representati	ions in this statemen	001	0.00 N/A Date signed (n	N/A		

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

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

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

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)						
_						
ti di						
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						
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:	Attested by: Designating body					
APPEAL RIGHT	'S [IC 6-1.1-12.1-5.9(e)]					
A property owner whose deduction is denied by the designating body ma	y 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 de	termined against the property owner.				



STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

State Form 51707 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following inclina Code (check one box): Redevelopment or robabiliteflon of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

20 20 PAY 20 21

PORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of this property and appoile substice and to individual amployees by the property owner is consistential per

This stelement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing it 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 baselts form must be submitted to the designating body and the area designated an economic revitalization erea 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 thiny (30) days after the assessment notice is multed to the property owner if it was mailed after April 10. A property owner who failed to the property owner who failed to the addiction application within the proceibed deadline may like an explication between March 1 and May 10 of a subsequent year.

4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/NE when the deduction is first claimed and than updated annually for each year the deduction is applicable.

Frozens should be alliastics to the room year and the state of the sta

SECTION 1			AXPAYER I	NEORMATION		The state of the s	
Name of laxpayer		4041 4000 14					,
Address of texpayer (numb			C., Lord Rea	ally Holdings, LLC.	BGP Parlners, LL	C, and AM,	LLC (tenants in common)
180 N. Franklin							
Name of contact person	011, 0011101, 00	00210 1000		felephone number		E-muil acides	oli de
Geoff Lord				(317) 805-12	81		LordRealtyco.com
SECTION 2		LOCATION AND		ON OF PROPOSE	Annual Control of the	OLUNG	georal control of the second
Harm of dasignating body	The second second	The Person of the Party of the			JAN COLLO	Resolution n	umber
Whitestown Tow	n Council						32372.00
Location of property			10	County	******		district number
Exact address to				Boone		020	
Description of real property						Enforcement et	ort dem (month, day, year)
Project is phase two of							1, 2019
buildings with office an approx. 661,000 s/f. Ti						Estimated co	mpiolion date (month, day, year)
	te brolow area will be r	continue to the develop	ped wan pur	ung and on-sue wa	REF FEIGUDON.	July 31,	, 2021 .
SECTION 3		E OF EMPLOYEES A		THE RESERVE THE PERSON NAMED IN COLUMN TWO	Constitution of the Publish of Street,	the late of the la	
Current humber	Selecies	Number cetain	ad	Salaries	Numbered		Salaries
0.00	\$0.00	0.00		\$0.00	276-4	24	\$6,128,500-\$12,510,000
SECTION 4	COMMONS NATIONAL TO STANK	ESTIMATED TOTAL	COSTAND	VALUE OF PROP			C. A. San Symposium and American
			j_		REAL ESTATE		
Current values				CO	BT	AS	SSESSED VALUE
Plus estimated values	of pranagad prolant				21000 000 00		400,200.00
Less values of any pri			*****	34,000,000.00		Assessor to Determine	
The same of the sa	upon completion of pro	JAM		34,000,000,00		Assessor to Deligrative	
SECTION 5	Concession of the Concession o	TE CONVERTED A	ID OTHER	ENERTIS DOCUM	Charles Administration and a Company of the Company		Vestessor to Deldistorio
CLO I OIV 3	VyA	TE CONVERTED AT	an Olivery	SCHEFTIS FRUIII	SEUET INE IAN	FAIEK	ENLIST THE RESIDENCE
Estimated solid waste	converted (pounds)	0.00		Estimated hazard	lous waste convert	ed (pounds) ,	0.00
Other benefits					***************************************		
This project will subs	tantially increase the	Town of Whiteston	wn's tax ba	se both in assess	sed value, as we	i as realized	revenue. The
property will likely so	e an increase in ass	essed value. With t	he land in a	an agricultural an	d residential use	and a curre	int effective tax rate of
2.2637%, the site is	jenerating tax credit	s due to the constit	utional tax	caps. However,	once the site trai	nsitions into	a commercial use, the
full tex rate of 2.4868	% will be applied to	the dramatically inc	creased ass	sessed value (on	ce any abatemer	t has expire	d). This phase will
redevelop a portion of	f this parcel; a future	phase will further	increase th	o sito's value. Jo	bns andmun do	salary range	s included above are
estimates for the enti	re project (all phase	s when complete).					
SECTION 6		TAX	PAYER CER	RTIFICATION			
I hereby certify that	the representations	in this statement ar	re true.				
Signature of authorized repr	osantetivo					Date signed	(month, dey, year)
See attached signalu	ne page					May ,2	The state of the second st
Printed name of authorized i	epresentative			Tiša			
							i i

			FOR USE OF THE	DESIGNATING B	ODY-	
We fi	nd that the applicant meets to IC 6-1.1-12.1, provides for t	no general stunda ha folloving limita	rds in the resolution ad tions;	lopted or to be ado	pled by this body. §	sald resolution, passed or to be passed
Α.	The designated area has be expired to	een limited to a pe	riod of time not to exce	eed	calendar years* (se	ee below). The date this designation
В.	The type of deduction that I 1. Redevelopment or rehab 2. Residentially distressed a	ilitation of real oat	esignated area Is limite ate improvements	nd to:		
C.	The amount of the deduction	n applicable is (Im	ited to \$			
D,	Other limitations or condition	ns (specify)				
E,	Number of years allowed:	Year 1 Year 6	Year 2	Year 3	Year 9	Year 6 (* see below) Year 10
We ha	For a statement of benefits a Yes No if yes, attach a copy of the a if no, the designating body is we also reviewed the information that the totality of benefits a three totality of benefits a state of the control of the co	ibalement schedu s required to estab ition contained in t	le to this form. Dish an abatement sch The statement of benefi	edule before the di	eduction can be det	
	Signature and illio of authorized			Felophona number		Date signed (month, day, year)
Printed no	ne of authorized member of des	ignating body		Name of designation	g body	
Attested by	(signature and litto of altester)			Printed name of all	nster	
* If the laxpaye	designating body limits the it or is enlitted to receive a ded	ime period during luction to a numbe	which an area is an ec or of years that is less t	onomic revitalization	on area, that limitation	on does not limit the length of time a noter IC 6-1.1-12.1-17.
A. (For residentially distressed a 3-1.1-12.1-4.1 remain in effer 2013, the designating body is 10) years. (See IC 6-1.1-12 For the redevelopment or ret	reas where the Fo of. The deduction of required to estab of 1-17 below.) pabilitation of real of parting body res	orm SB-1/Real Proporty period may not exceed allsh an abelemont sch property where the For mains in effect. For a F	y was approved pri i tive (5) years. For edule for each ded rm SB-1/Real Props form SB-1/Real Props	or to July 1, 2013, the a Form SB-1/Roal oction allowed. The	he deductions established in IC. Properly that is approved after Juno 30, deduction period may not exceed ten unfor to July 1, 2013, the shatement
Abatem Suc. 17	or 4.5 or this chapter an at (1) The total an (2) The number	naunt of the laxpa rot new full-time e	o pased on the tollowin yer's investment in rea sculvalent lobs created	il and personal prof	enty.	and that receives a deduction under
	(b) This subsection applies for each deduction alice the deduction. An about	ucture requirement of a statement of wed under this cha fement schedule n a approved for a p	äpler. An abstement a nøy not exceed ten (10 enticular taxpayer beto	vestmant. er June 30, 2013. / chédule must spec d) vests	A designating body : ify the percentage a	shall establish an abatement schedule amount of the deduction for each year of the abatemont schedule expires under

ORIGINAL

RESOLUTION NO. 2019-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN GREENPARKE ECONOMIC REVITALIZATION AREA UNDER INDIANA CODE 6-1.1-12.1

Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, L.L.C., BGP Partners, L.L.C. and AJN, L.L.C. (as tenants in common)

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 No. 2018-06 adopted on February 14, 2018, as confirmed on March 14, 2018, declared an area, consisting of approximately 169 acres and generally situated off Whitestown Parkway and between Indianapolis Road and CR 475 East, as an economic revitalization area and designated such area as the GreenParke Economic Revitalization Area (the "GreenParke ERA"); and

WHEREAS, the Town Council has been advised by Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, L.L.C., BGP Partners, L.L.C. and AJN, L.L.C. (as tenants in common) (collectively, the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the Park 130 Industrial Park in the GreenParke ERA in the Town, which is more particularly described in the hereinafter defined Abatement Application (the "Site"); and

WHEREAS, the Project consists of certain real property development or expansion, including the construction on the Site of two commercial "flex" style buildings with office and warehouse components with sizes of approximately 319,000 square feet and 661,000 square feet, respectively; and

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

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

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Town of Whitestown Redevelopment Commission (the "Redevelopment Commission") and the Town Council; and

WHEREAS, on June 3, 2019, the Redevelopment Commission adopted its 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 a ten (10) year real property tax deduction for the Project pursuant to the Act in accordance with the abatement schedule set forth in this resolution.

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

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

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

Real Property Tax Abatement Schedule

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

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

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 12th day of June, 2019.

TOWN COUNCIL OF TOWN OF WHITESTOWN, INDIANA

Clinton Bohm, President

Susan Austin, Vice-President

Eric Miller, Council Member

Kevin Russell, Council Member

Jest Wishek, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



AN EXTENSION OF YOUR TAX DEPARTMENT

May 13, 2022

CERTIFIED MAIL #7020 0640 0000 6477 1408 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 22p23 Form CF-1 for the real property abatement for 4860 S Indianapolis Rd/5292 Performance Way in Whitestown. We are also submitting this filing to the Boone County Auditor.

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

Cordially,

Chris Condon

Director

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

Enclosures

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

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

SECTION 1	TAXPAYER	INFORMATION	1 12 1 1		4 1 THE	
Name of taxpayer				County		
Harvest C Project I-65 LLC				Boone		
Address of taxpayer (number and street, city, state, and 2				DLGF taxing dist	rict number	
233 S. Wacker Dr., Suite 4700, Chi	cago, IL 60606				41030	
Name of contact person				Telephone numb		
Katie Lightbourn, Director - Propert	y Tax			(312)4	66-3269	
SECTION 2	LOCATION AND DESCI	CONTRACTOR OF THE PARTY OF THE	ΓY	i both	TELEVISION OF	
Name of designating body		Resolution number	are.	Estimated start date (month, day, year)		
Town of Whitestown		2010-	15		arch 2012	
Location of property	un INI 46075			CONTROL OF STREET	(month, day, year)	
4860 S. Indianapolis Rd., Whitestov	WII, IIN 40075				Oct 2015	
Description of real property improvements 529,200 SF Warehouse				The Strategies of Strategies of Strategies	etion date (month, day, year) =eb 2016	
				- 1.0	n date (month, day, year)	
					Nov 2016	
SECTION 3	EMDL OVEES	AND SALARIES	San Park		107 2010	
	ES AND SALARIES	AND SALANIES	AS ESTIMAT	TED ON SB-1	ACTUAL	
Current number of employees	LO AND SALANIES		AS ESTIMA	LD ON 3B-1	174	
Salaries					5,698,023.00	
Number of employees retained			h		0,000,020	
Salaries						
Number of additional employees			4	40 174		
Salaries			1,123,	200.00	5,698,023.00	
SECTION 4	COST AN	ID VALUES	Sept Engl	A SAME		
COST AND VALUES		REAL ESTATI	E IMPROVEME	NTS		
AS ESTIMATED ON SB-1	COS	ST	ASSESSED VALUE		D VALUE	
Values before project						
Plus: Values of proposed project		14,000,000.0	00			
Less: Values of any property being replaced						
Net values upon completion of project		14,000,000.0	00			
ACTUAL	COS	ST	ASSESSED VALUE		D VALUE	
Values before project		10.000000000000000000000000000000000000			vbc vulkeribangs:	
Plus: Values of proposed project			00		29,567,100.00	
Less: Values of any property being replaced					Delay service services	
Net values upon completion of project	NVEDTED AND OTHER RE	19,298,981.0		/FD	29,567,100.00	
	NVERTED AND OTHER BE AND OTHER BENEFITS	NEFITS PROMISED B	AS ESTIMAT		ACTUAL	
Amount of solid waste converted	AND OTHER BENEFITS		AS ESTIMAT	LD ON 3B-1	ACTUAL	
Amount of hazardous waste converted						
Other benefits:						
SECTION 6	TAXPAYER C	ERTIFICATION			Chrysley Chrysley	
	ereby certify that the represen	A Section of Management and Manageme	nt are true.			
Signature of authorized representative		Title			nonth, day, year)	
		Authorized	Agent	5/3/	1022	

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

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

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

rocolation to (1), and property entrets, (2) the earthy areaton, and (6) the earth	A	
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 prope time has been set aside for the purpose of considering compliance. (Hearing		
Time of hearing	hearing	
HEARING RESULTS (to be	completed after the hearing)	THE RESERVE OF THE PERSON NAMED IN
☐ 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		

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 leter 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 timety 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 effected to this application.
- 4 The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable
- 5. Please see IC 5-1 1-12 1 for further instructions
- 6 Texpayer completes Sections / If and III below
- 7 If property located in an economic revitalization area is also located in an allocation area as defined in IC 35-7-14-39 or IC 36-7-151-26, an application for the property tex deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 5-1 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 perfor d Tennis dub
 - e Skating facility, including roller skating skateboarding or ice skating
 - f Racquet sport facility (including handbell or recquet bell court)
 - g Hot tub facility h. Suntan facility

- 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)
- undar (C 6-1 1-12.1-7)

 Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development larget area established under (C 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 8 2)

 Package liquor store [see IC 6-1 1-12 1-3(c)(12)]

/ / Moderate			1 Package Inquer Store (500 IC 0-1 1-12 1-2	s(e)(12))	
		SECTION I - DESCRI	PTION OF PROPERTY			
The owner hereby appli	es to the County Auditor	for a deduction pursuant to	IC 6-1,1-12.1-5 beginning	with the assessme	nt date January 1, 20 19	
County Boone	Township	DLGF taxing district number 19 Perry 020			Key number 020-02280-03	
Name of owner Harvest C Project	-65 LLC		Perry Industrial Pa	n ark III Sec 1 F	art of Lot 3	
Property address (number and 4860 S Indianapoli					Date of Form 11 (month day, year)	
Type of structure Industrial					Use of shucture Distribution	
Governing body that approved Town of Whitestow			Date ERA designation appro- 12/14/20		Resolution number 2010-15	
		TON II - VERIFICATION OF		TATIVE		
Egnature owner or replease	follow II hereby certify that I	he representations on this appl	icaban are Irve)	0	ate signed (shorth, day, year) 5/9/19	
Printed name of owner or representation	psentative	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. A	ssessed valuation AFTER r	ohabiilation	S			
2.4	asessed valuation BEFORE	rehabilitation	\$			
3.0	difference in assessed valua	tlan (Une 1 minus Line 2)	S			
ĺ	ssessed valuation eligible for or the increase in AV from the he increase in AV from the incudure)	the rehabilistion, not including	s			
8 New structure 1.4	assessed valuation		\$ 25,6	10,500.00		
2 Assessed valuation eligible for deduction		\$ 25,6	310,800.00			
	S	ECTION IV - VERIFICATIO	N OF ASSESSING OFFIC	AL		
I verify that the above deflective date of the ass		ssessed and the owner was	notified on assessed valuations in Se	cilon III are correct	with the	
Signature of assessing official		Printed nam	e of assessing off cial	D	ate (month, day, yeer)	

SECTION V - FOR AREA	AS EXCEPT FOR A RESIDENTIALLY DI	STRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS DUCTION SCHEDULE PER IC 5-1.1-12.1-17
YEAR OF DEDUCTION / ASSESSED	VALUE / PERCENTAGE / DEDUCTION*	
(1) For deductions allowed over a one (1)) Year belied:	(8) For deductions allowed over a right (8) year period:
1 20 pay 20 5	% \$	1 20_ pay 20 \$ 100% *% \$
(2) For deductions allowed over a two (2)	wear cenad	2 20pay 20 \$ 88% "% \$
	WE THE COME TO WAR TO NOT	3 20pay 20 \$% \$%
1 20 pay 20 \$	% s	4 ZO pay 20 S 63% *% S
2 20pay 20 \$	% \$	5 20 pay 20 S 50% '_% S
(3) For deductions allowed over a three (3	3) year period	6 20_ pay 20 \$38% '% \$
1 20pay 20 5	100% * % \$	7 20 pay 20 5 25% 5 5
2 20 pay 20 S		8 20pay 20 \$ 13% *% \$
3 20 pay 20 5		(9) For deductions allowed over a nine (9) year period:
CHI Co. d. Brattana dia co. d. a. a. G. co. d.		1 20pay 20 S 100% *% 3
(4) For deductions allowed over a four (4)	year penso:	2 20pay 20 5 88% *% \$
1 20pay 20 5		3 20_ pay 20_ \$77% *% 5
2 20 pay 20 \$		4 20_ pay 20_ S 65% * % S
3 20pay 20 \$	District Co.	5 20pay 20 \$ 55% *% \$
4 20pay 20 \$	% S	6 20pay 20 \$4% *% \$
(5) For deductions allowed over a five (5) y	bahsa 1884	7 20 pay 20 \$ 33% *% \$
	N D	8 20pay 20 \$ 22% *% \$
1 20pay 20 \$		9 20 pay 20 S 11%% S
2 20 pay 20 5		[10] For deductions allowed over a len [10] year period
3 20pay 20 \$		Control of the Contro
4 20 pay 20 5		1 20 pay 20 \$100% *% \$
5 20psy 20 \$	% S	2 20_ pay 20_ S 95% *% S
(6) For deductions allowed over a six (6) ye	ear period:	3 2019 pay 2020 \$ 25 610 800 00 80% . % \$ 20 486 610 co
1 20pay 20S	100% * % \$	4 20pay 20 S 65% *% S
		5 20pay 20 5 50% *% \$
2 20 pay 20 5		6 20pay 20\$40%% \$
4 20pay 20\$		7 20 pay 20 \$ 30% *% \$
5 20 pay 20 \$		8 20 pay 20 5 20% - % 5 9 20 pay 20 5 10% - % 5
6 20 pay 20 \$	17% · % \$	
1 X 10 1 100		10 20 pay 20 S 5% *% S
(7) For deductions allowed over a seven (7	year penod.	NOTE: The deduction percentages shown in this section apply to a
1 20 pay 20 \$		statement of benefits approved before July 1, 2013 that did not
2 20pay 20 5	85%% 5	have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages
3 20pay 20 \$		reflected in the abatement schedule adopted by the designating
4 20 pay 20 5		body per IC 6-1.1-12.1-17.
5 20pay 20 5		* The amount of the deduction shall be adjusted annually to reflect changes
6 20pay 20 \$		to the assessed valuation resulting from a reassessment or an appeal of
7 20 pay 20 \$	_ 14% '% S	the assessment per IC 6-1.1-12.1-4(b).
SECTION VI - FOR A RESIDENT	IALLY DISTRESSED AREA WHERE TH	E STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 LE PER IC 5-1.1-12.1-17
1	DEDUCTION IS THE	The state of the s
TYPE OF DWELLING	[IC 6-1,1-12.1	VELD DEDICT THAT THE PARTY
One (1) family dwelling A		
LJ Une (1) lamay dwelling A	Assessed value (after rehabilitation or redevelo	opment) Spayhroughpay
Two (2) family dwalling	Assessed value (after renabilitation or redevelo	opment) S or \$106,080 AVpay Inroughpay
Three (3) unit multifamily dwelling A	Assessed value (after rehabilitation or redevelo	stment) 2 or \$155,000 AV pay hrough pay
	Assessed value (after rehabilitation or redovelo	
Assessed value limits for taxes due and	payable prior to January 1, 2005 were \$35	.000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively
SEC	TION VII - APPROVAL OF COUNTY AL	DDITOR (COMPLETE ONLY IF APPROVED)
This application is approved in the a		
Signature of County Auditor	Printed name	of County Auditor Date stgned imanth, day: year!

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

FORM CF-1 / Real Property

INSTRUCTIONS

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

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

SECTION 1	TAXPAYER INFO	DRMATION				
Name of taxpayer				County		
Indiana Becknell Investors 2011 LLC C/O		Boone				
Address of taxpayer (number and street, city, state, and	ZIP code)			DLGF taxing district number		
2750 East 146th Street, Suite 200, Carme	I, IN 46033			06-020		
Name of contact person				Telephone numb		
Joe Harrell				(317)6	69-6008	
SECTION 2	LOCATION AND DESCRIPT		ΓY			
Name of designating body		Resolution number		Estimated start date (month, day, year)		
Town of Whitestown, Indiana		2015-35		See attached		
Location of property 5446 Industrial Ct., 5448 Industrial Ct., and	d 5450 Industrial Ct., Whites	town, IN 46075		12/7/2018	(month, day, year)	
Description of real property improvements				Estimated compl	etion date (month. day, year)	
Becknell is planning real property	improvements of app	roximately		See attache	d	
\$6,000,000 including construction	n of a 104,000 SF Indu	ıstrial Buildin	g.	Actual completio	n date (month, day, year)	
SECTION 3	EMPLOYEES AND	SALARIES			3. 数数位置的 影响	
	ES AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL	
Current number of employees			710 201111171		45	
Salaries					2,750,600.56	
Number of employees retained					0	
Salaries				0.00		
Number of additional employees			18	45		
Salaries			505,440.00		2,750,600,56	
SECTION 4	COST AND V	ALUES				
COST AND VALUES		REAL ESTAT	E IMPROVEME	ENTS		
AS ESTIMATED ON SB-1	COST			ASSESSED VALUE		
Values before project	437,850.00		283,600.00			
Plus: Values of proposed project	5,562,150.00		3 380,000,00			
Less: Values of any property being replaced						
Net values upon completion of project	6,000,000.00		3 663 600 00			
ACTUAL	COST		ASSESSED VALUE			
Values before project	437,850.00					
Plus: Values of proposed project	6,766,132.00					
Less: Values of any property being replaced						
Net values upon completion of project				PARTICIPATE DE LA COMPANION DE		
Entropy (September 2015) and the september 2015 and the september 20	NVERTED AND OTHER BENEF	TIS PROMISED B			A CTUAL	
Amount of solid waste converted	AND OTHER BENEFITS		AS ESTIMA	TED ON SB-1	ACTUAL	
Amount of hazardous waste converted						
Other benefits:						
SECTION 6	TAXPAYER CER	TIFICATION	a pource of the last			
	ereby certify that the representati		nt are true.			
Signature of authorized representative				Date signed (r	month, day, year)	
				1 - 1		

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

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

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must
 include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing
 may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, 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)	
37 (2004) 100 (2004) 1	
	To the state of th
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 op time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (3)	portunity for a hearing. The following date and 0) days of the date of mailing of this notice.)
Time of hearing AM 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)	
e	
Signature of authorized member	Date signed (month, day, year)
Attested by: Designating body	day.
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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the app	decision by filing a complaint in the office of the eal is determined against the property owner.

RESOLUTION NO. 2015-35

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



BECKNELL INDUSTRIAL, LLC

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 (the "Act") and Resolution No. 2005-1, 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, State Road 267 and 1-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has been advised by Becknell Industrial, LLC ("Becknell Industrial") of a proposed development consisting of the construction of an approximately 104,000 square foot industrial building (the "Project") to be located at Lot 5, Perry Industrial Park III, Section 1 in ERA #1 (the "Site"), all as more particularly described in the Abatement Application of Becknell Industrial which is attached hereto as Exhibit A and incorporated herein by reference (the "Application"); and

WHEREAS, Becknell Industrial anticipates increases in the assessed value of its real property by reason of its Project and has requested a traditional real property tax abatement for a period of ten (10) years with respect to such anticipated increases; and

WHEREAS, the Town Council has received from Becknell Industrial its Application which includes its Statements of Benefits; and

WHEREAS, on November 5, 2015, the Whitestown Redevelopment Commission adopted its Resolution approving the Application;

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Town; 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 a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to Indiana 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 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;
- 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;
- the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation;
 and
- e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for Becknell Industrial to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to Becknell Industrial meeting the following conditions:
 - a. Becknell Industrial shall annually file with the Town Council the required Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/Real Property) as presented to and approved by the Town Council; and
 - b. Becknell Industrial shall provide the Town Council an annual update regarding the timing of the construction and installation of the improvements on the 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 Becknell Industrial to deductions for real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-17 for a period of ten (10) years and in accordance with the following abatement schedule:

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



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 Property.

ADOPTED this 12 th day of November, 20)15.
ORIGINAL	Eric Miller/President Susan Austin, Council Member
	Julie Whitman, Council Member
	Dawn Semmler, Council Member
	Kevin Russell, Council Member
ATTEST:	
Amanda Andrews, Clerk-Treasurer	

EXHIBIT A

Tax Abatement Application





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

ORIGINAL

ONGMA

PAY 20 PAY 20 FORM SB-1 / Real Ptoperty

PRIVACY NOTICE.

Any information concerning the coast in the property and specific allures bold to individual employees by the property why are so confidentially par-

Siale florm 5(7)7/(R6) 103/6) Prescribed by the Department of the all Government, Finance

Misselalemen lie voing completed 4613 eal properly this fall all the fill of the following indiana Code (check one box):

The fall of the following to the fall of the fall of

[NSTRUCTIONS:

In This allowed the second management of the poor designating interesting the process of the public healting it the designation in the second management of the public healting it the designation of the public healting it the designation of the public healting it the designation of the public healting it the process of the public healting it the process of the public healting it the public healting it the public healting it the public healting it the process of the public healting it the process of the public healting it the process of the public healting it the public healting it the process of the public healting it the process of the public healting it the public healting heal Becknell industrial 100 argani ot lavisari, ihumbarana alikat ayla alikat ah 124 kar. 704: Adams, St. Sta A. Qarmai'a IN 48032 Vana di sahilada barah P-mail address Nem kotemies persi "Rete Andelleorener in www. 1 617) 669-6000 mos laftered ferstood once segment LOCATION AND DESCRIPTION OF PROPOSE 1011 2 Town of Willestown, Indiana HARRINGO AVENDANTS Community Construction (Community Construction (Community Construction (Community Construction (Community Construction (Construction Construction Co DLGF leading this his his his Resmaled also tale (monity/pay, vear) ESTIMATE OF EMPLOYERS AND SALARIES AS RESULT SED PROJECT ION 3 18,00 Sglaries' 0.00 \$0.00 0,00 SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT REAL ESTATE IMPROVEMENTS!" tj Gurrant values 437,850.00 Plus estimated velues of proposed project 8,002, 160,00 00,000,000,00 Left Values of the property being replaced.
Not eather the value upon pomposion of project.
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS 3,083,600,00 Eallmated solid waste converted (pounds) Estimated hazardous waste converted (pourids) Other benetils * The applicant cannot in good faith commit to a specific date for the commencement or completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable. TAXPAYER CERTIFICATION I hereby certify that the representations in this statement are true. estinovized representative Dale sluned (month day year) 11/02/2015 of authorized teoresonintive Executive Vice President, Investments Pete Anderson



See the second s	DESIGNATING BODY.
We find that the applicant media for the following little long: under IC got 1-12.15 provides for the following little long:	dobled out to be edobled by lible popy a Beg Leeological began of 10 pet begind
A. The designated even has been lighted to experied of unit hat to examine the second of the hast of the second of	ded the eliteration of the special section is a section of the special of the spe
B) The IVPA of deduction [be] is allowed in the designated area is limited. Acceptage of the limit of the li	ad to: Order Bros. Order Bros.
a: The amount of the additional problem is a constant of the c	y said
ि रहामेन् । पूर्णाने विभिन्न । इस्ति ।	The state of the s
ERMIMPOLOLAGISTIONES: TAKOLA TAGUS	D Logi, B. Million B. D. Logi,
Fi For a statement of benefits approved signer dune (2012) did nitis of 1914 in 1915 i	หลังนี้เมื่อใช้เลาให้คนใช้เมื่อที่เจ็กที่จะที่ใช้ นี้ติโดเทโทลน์
der förkamistikkni i flömligher föllamingtni parvelet förkamistikknikknikknikknikknikknikknikknikknikk	escaped appover. ស្រើនិស្សសំណើរដ្ឋអាច គឺឡាអ្នក(ទីរាមប្រកួតស្ថិសិស្សសំព្រៃប្រជុំនិស្សសំពេល (aedonaph and bave
parang thou this than the clarities and manufacturation and books.	Pole sighed (men) (test year)
with a up ma programmed, we would a programme programme a second programme of the programme	Name Gaugalanawa Boom
Couled by Legical in Congress Angolico.	Philad Dame Gralbeida
einajal sersina doldw.grijúlobottegjamt ett alitáll vhód, ödlá óglébbjábbl s létel alitadi stacyto radinut a olitoligusab nevletes olitolistica di sevagasi	conomicinevijalization:erea; เมื่อไม่mitation:does notifimit lie lengiti of time as ใกลกเกล้ามีเกล้อก วิวิวอล์การย้อยการเลิก และเลือน 19:3-1-1427-18.
A. Teorinabidentibly dibit dased broats who control of the product	Novanewad (ale icie-11-12) 1.1. helok.) The the local form of the contract of
Cientino] Epipudies Sec. 17. (a) A designating body may provide to a business (hat is establish sec. 17. (a) A designating body may provide to a business (hat is establish sec. 17. (a) A designating body may provide to a business (hat is establish sec. 17. (a) This challes and out of him, taxpayers investment in te (2) The number of new implementation (3) The average of the new imployees compare (4) The number of the new imployees compare (4) This subsection applies to a statement of benefits approved a force of the deduction. An elastimatification of the provide the deduction. An elastimatification of may not exceed ten (1 (c) An abatement schedule approved for a particular taxpayer be the terms of the resolution approving the texpayer's statement.	id to the state minimum wage. nyaéthant.



WAITESTOWN INDIANA



TOWN OF WHITESTOWN INDIANA

ARPLICATION TOR WEAR EROPERTY TAXABATEMENT

Instructions and Procedures

Indiana stated wrequites that this application for real property as abatement and statement of benefits form, (SB-1/RP) be submitted to the Town of Whitestown upflana (the Town Town of Whitestown upflana (the Town Town) prior to the initiation of the property in the construction of the property improvement as the town before attaining the construction of teal property improvementation which tax abatement is being requested:

The completed application including all allestiments and forms, subtifies should be submitted to:

Town of Whitestown Atth Mir Day Norton, Town Manager 6210 S 700 E Whitestown Indiana 46075
Officer (317)732-4530
Wobiler (317)7495-5864
Fax: (317)768-6871
L-Mall: Ingriton@willcestown 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 abaloment 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 properly lax abatement that does not conform with ille-traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required for play an additional deet (the "Modified Abatement Application fied"). The amount of the Modified Abatement Application feetwill be determined by the Town, in its sole discretion based upon all of the racis and offeunatenced (including the proposed Modified Abatement Schedule). Revisent of the Modified Abatement application has described abatement application feetwill be made within 14 days of neutraling in writing by Whitestown to the Applicant of the ambunt of such Modified Abatement Application fiee.

All companies requigiting real property fax abstement will be required to execute a, Manjormalimi of Understanding with the Down prior to consideration of the real abstement requestible form of which memoranding tameligies with this application.

Anyrequests for additional information or questions should be directed to the following

Town of Whitestown
Ath: Min Day Yordu, Town Managor
26210 S-700:15

Yellestown Indiana 46075

Other: (317)792-4580

Avious (317)792-4580

Avious (317)792-4580

Avious (317)769-6871

E-Mail: Thorton@whitestown in gov





ORIGINAL

Town of Whitestown, Inclinus Real Property Tax Abatement Application Project Questionnaire

, KE&L
1. Name of the company for which personal property fax abatement is being requested.
2. State the name: title raddress, talephone number and e-mail address of a company representative who may be compacted concerning this applications
Name and Finer Pale Anderson Executive Vice President Investments
Addressi 100 Adems Shasie A. Centel IN 48032.
Telephones 337,5669,60000
B-Mail Addressgandersen@badkneillhdustraltochi
3. State the name, title, address, felephone number and a mail address of a company representative responsible for filing the required annual compilance forms (Ferm CFI), which will be used by the Town to determine if your companying compliants with the learns of the abatement application, including from EBL, and whether the abatement will continue or be remainated (the control should be made aware of the compliance form's importance).
Name and Title:
Addressis 708 Adams Sin Sulfe Argamellin 45022
Telephone: 18 7-669-6000:
B-Mail Address]harrell@beckñállindustřial.com
4. Location of property for which personal property tax abatement is being sought:
g) Street Address; Lot 6, Perry Industrial Park III, Section 1
b) Tax Parcel Number(s) (020-02280-Q5
Attach a legal description and area map of the proposed project location.
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.
\$283 500



of th Presi	Has this project of that abatement tenties been disoussed with either the President e Whitestown Town Manager of the dent of the Whitestown Town Council? X: Yes 740
how	Does your sompany girrently sonduct manufacturing operations, research and operations, research and operations, research and operations, if so long lines your some anylogen and bis locations. If so long lines your some anylogen and bis locations.
8. Joenti	Does: Your business have officer operations in Indiana? If so, please, list the on of the other prevations. New 1888 (1888) and the other prevations. New 1888 (1888) and the other prevations. Not the other prevations of the other prevations of the other prevations of the other prevations.
9,	What is the size of the facility to be intrigued or constructed? Brad adjectivity to adject the facility to be intrigued or constructed?
ŢŌ.	On asseparationage hysothycological bailties of the business of your company.
ļij, Čonst	On a separate gales, butefly describe the proposed lest estate improvements to be nicky, and continues a continue of the project continues.
12,	Have the proposed confidence improvements been consinted (incress note that status regulies applicants to delay constitution untilligiter abotament has been
	No.
13,	With the antiopaidd date for construction to begin See Attachment.
14,	What is the anticipated date for project completion? Sea Attachment A
15. Hàng	If a facility is being improved, does the proposed improvement to the facility of the function of the current facility?
a)	Tryes, please describe the any new functions to be performed at the improved facility:
	1. A. 127. pp





6),	What ils the estimal	ed value of the real property improvement for which real
16.		ing photile of the Company that will occupy the property for
Đị:	Number of current fi	llidime permanen'i bom) y employees by skill level (include Pate excluding benefits and avortime) (NA:
	Skilled	was a series of the series of
:	Somi-skilled	Average holitik waserate for semieskilled positions
	Cleridal.	Average hourly wagetrate Toyoler in alpost from a second
	Sallpled	Avelage salany (ber from), for salaned positions
	TOTAL NUMBER C	REVIETING EMILION BEST (Permendit and Adjudina)
W.	Number of our ent pa hourly wage rate exci	lydinspenetis andrezelihye) inv inginspenetis andrezelihye) inv
	Skilled	"Wastarrijonala maratarrajo koj skiljeg Barijjona
		Averageshoully wage fale for somi-skilled positions
d	Clerioni	Average hourly wage tale for clarical positions
4	Total number o	FEXISTING EMPLOYEES (parts (Ime)
)). i	Approxlimate value of	bonefits itor existing and new employees on a per hour basis ediat an additional \$3.00 per hour, etc.)
d); ,		for existing and new employees.
e)]	Number of created ful average hourly wage r	l-time permanent hourly employees by skill level (include ate excluding benefits and overtime)
	Skilled_0_	Average hourly wage rate for skilled positions N/A
5	Semi-skilled 18	Average hourly wage rate for semi-skilled positions \$14/hr.



ORIGINAL

Average hourly wage rate for derical positions Clerical. Salaried 0 Average salary (per honn) forsalafied positions NA TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-tiling)! Number of created part time hourly employees by skill level (include average: Skilled Average hourly wage mile for skilled positions Average froutly wage rate for semi-skilled positions rage liquidly wagen aterior clerical positions Veragersalbry (per hour) for salaried positions --EWEMPLOYEES (PATETING): . Lange lates that a series provided the short ou new argules of de schedulerror when new employer positions are expedied to be alled. Nation and the contraction of th

To some separate page, please give a detailed description of what the impaction your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production change in location, etc.).

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

19. Altach a solicitude of the proposed tax abatement percentiages in each year moter of 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)

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



25. Will local suppliers and contractors be used in the construction/operation of the proposed project? Toso, please explain. See Atlantment A

26. Has the applicant previously been approved for economic development incentives from the Tewnr (e.g., law abditionally like increment intenting, economic development revenue bond financing)? If so, please explain and molitide information with respective applicant's compiliance with project representations made to the Town at the time the financing approved.

Yes, for the 480 bond square lost fabilities being Eagle (resk industrial Gentle).

27. Is the applicant current on all bridge payment abligations to the Town at the Country (e.g., project) large, intilly (e.g., yalor) sewers election from the Country (e.g., project) large, intilly (e.g., yalor) sewers election for simulting explaints of the Town and the Country (e.g., project) large, yalor sewers election for simulting explaints of the proposed project lakes adverse and project of the proposed project lakes adverse and project of the proposed project lakes adverse and including all proposed project lakes adverse and project of the proposed project lakes adverse and including adverse and including and proposed project lakes adverse and including adverse and including and proposed project lakes adverse and including and proposed project lakes adverse and including and proposed project lakes and including adverse and including and proposed project lakes and including and proposed project lakes and including a proposed

杏

Thereby certify that the information and representations on and included with this application for Real Reoperty Fag Abatement are two and complete.

Pundersinid 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 compilmore will the project, description, job creation and relegition figures (and associated salutes), investment and collegition required in this application, including the Econ SB-I/RP. It also acknowledge that fallure to provide such information may result in a less of tax-abatement deductions.





Signature on o was the transfer of the presentative transfer of the presen

Notice Control of the Control of the

TATE TO STATE

.SS

Before me, the undersigned Molary Public this 2 day of Monarcy 12014; personally appeared belocks 10 and an and article depending application for real property tax abbrements for the Town of Whitestown, Indiana. In Writess, whereof, I have hereumto subscribed in manner and affixed my official seal.

Official seal OHREU: Wescome NOTARY RUBUD BATTE OF UNDIANA MY COMMISSION EXPIRES AND 02, 2016

Residing in Harter County, 100

My-commission expues:

4/2/2014



Attachment A



10. Becknell Industrial, founded in 1990 is a privately held-vertically integrated real epiate from specializing in the development, management and fone term ownership of industrial properties nationwide. With offices in Chicago, Illinois Delikay Beach, Florida and Indianapells, Indiana, Becknell focuses on providing efficient real estate solutions to clients all across the country. Beaknell has a portfolio of business distribution properties resulting from ever 20 years of developments, management and purposity establish. The Company portfolio has grown to 120 business distribution properties representing 12.5 intillians apparence of pulmarity for single than builded solve obsorbes its addition. Beaknell also owns affore their 378 acres of developable ground for future business distribution properties.

if its Construction of amanoroximately. Lougood square too indigulation to the interior of approximately \$6000,000 in

No. 144. The applicant cannoista good faith committed dispectified disperson the commencement of completion of construction, and respectfully requests any open-ended committed applicantile our couly applicantile our could be proposed to the property as a course practicable.

17. Tak abatementigrently increases the owner stability to all accept users because their interpretable with several better projection at 150%, which is make their with several better projections afon, which is make underwithing about the increasing the likelihood that the projection be tinanced, particularly it a underwithing about a project of the projection of the pr

Without tax abatement, the applicant's ability to procure a quality and user is greatly diminished. Abatement, will greatly assist the marketing of the Proporty. Without abatement, the applicant estimates it may take five (s) years or more to procure a suitable and user.

The Property faces an additional challenge in that its primary competition has already been provided ien (10) wear property fax abatement by the Town, meaning that the Property is at a competitive disadvantage of markel. By submitting this application, the applicant is asking to be purposed on footing with its surrounding competitors.

20.

Projected Taxes Worksheet

	"Tax Liability with	"Tax Liability without	Projected
	Abatement"	Abatement"	Savings
Year I	\$-	\$84,003	\$84,003
Year 2	\$4,200	\$84,003	\$79,803
Year 3	\$16,801	\$84,003	\$67,203
Year 4	\$29,401	\$84,003	\$54,602

Year	\$42,002	\$84,003	\$42,002	6
Year 6 Year 7	\$50,402	\$84,003	\$33,601	
Year 8	\$67,20B	\$84,003	\$16,801	1
Years of	\$75.603) \$70\803	\$84,003, \$84,003	\$8,400. 1545260	,
Totals	B4241216	·\$840,021	\$415.816	(0
				1





Notes:

- 1. The tax raisils currently 2,4858%.
- The chartens sumes an improvement value of \$5,330,000; based upon an assessed value of \$20 pat. Heiknelly recent acquisition of the NNVI Veterinary Building on 1990 Reny Blow is the conjugate for a second at \$22 par and is comparable in aquate for age.
- If he chart addresses only the assessed value allocated to the improvements. Land is not abatable in the State of Indiana. The number is sessed, value of the land is \$288,500, ignifing that estimated annual lightly of approximately \$257,800.

24. Applicant will use good doubt efforts to provide local supplies an equal oppositualty to participate in the construction of the proposed projects this highly likely that he projects and user will employ thought besumounding a seriou post-construction on going specificals.

ORIGINAL

TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abarement ("Memorandum") is dated as of the day of November 2015, and serves as the confirmation of the sopportment, by the Trown of WHITES TOWN; INDIANA (WWhitestown") in exchange for the see paid hereunder by

to pelform the steps hecessary for the appropriate consideration of Application requests for tax abatement.

RECITALS

The Applicant owns, controls, and/or has an interest in certain property, as more particular widesoficed in the property tax; abatement application of the Applicant attached, he repaired as Exhibitia. (the "Application"), for which the Applicant desires tax abatement (the Property):

(B. (The Applicant hereby makes submits its Application requesting that the Town consider, the Property for real and/or parental property tax apatement.

NOW, THEREFORE: In consideration of the mutual agreements and coverants set forth below, and other good and valuable consideration, the receipt and sufficiency of willch are multipally acknowledged, the parties agree as follows:

AGREEMENT

Section: 1. Tax: Abatement. The Applicant hereby submits the Property for Jax 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 8. Final Application Fee; The parties recognize that Whitestown is feathred to provide acceptable services to its inhabitants and properties located in Whitestown, including the Property, and has and will confinue to incur expenses in connection with the provision or such services. In light of such expenses, the applicant agrees that in the event its application for fax abatement is approved by Whitestown it will pay an application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application.

Beotion A Fallure to Fray Application free in the eventuine. Application is approved by Whitestown and Applicant falls to make limity payment of the Application Fee to Whitestown Applicant shall be desired to be in rencompliance with its Application and Whitestown may take immediate action by resolution and escription in the Application in Whitestown adopts such a resolution and decliptions approved by Whitestown for the Applicant shall not apply to the next installment of property axes executed as executed installment of property axes executed axes and property axes.

property is section 5. Payment of Application Fee. The Application Fee shall be payable by pashed check (payable to the Townsot Whitestown, Indiana) delivered to the Oleb. Treasurer of Whitestown.

Section 8: Disclaimer of ILiability. The parties recognize that Whitestown's authority is limited by and subject to certain statutory criteria lincluding but not limited to dertain compliance and conditions precedent by Applicant, and that Whitestown provides no promises, covertants, guarantees, or warranties that the Applicant will receive the tax abatement designation or other property interests it seeks.

APPLICANT

ORIGINAL

ORIGINAL

Signed: Rele Anderson.

Its: Executive Mee President.
Address: 704, Adamy St. Ste A. Cameluly 46032.

TOWNDEWHITESTOWN

Eric Millen, Ilown Council Rresident

Exhibit A



Tax Abatement Application





COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20 22 PAY 20 23

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

 This form must also be undeted such that is filed with the county auditor. 4. 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 the county auditor. and the designating body before May 16, 2022, or by the due date of the real property owner's personal property is located. (IC 6-1.1-12.1-5.3(i)) return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
 With the approval of the desirable 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 CE 1/Pael Property)

SECTION 1	t body, compliance information for multiple 1/Real Property).	1-5.3(j))	er's personal pro	perty		
		projects may	be consolidated	on		
III O I Ann D						
Address of taxpayer (number and street, city, s 2750 East 146th Street, Suite 200, Name of contact person	TAXPAYER INFO	ORMATION	N AN AND STREET			
2750 East 146th Street, Suite 200, Name of contact person Joe Harrell	CC C/O Becknell Industrial LLC		El de Sillava	1	9 10 (A) (15 July	
Name of contact person	Correct Market Code)			County		K-52-11-2
- Harrell	Carmer, IN 46033			Boone		
SECTION 2				DLGF tax	ing district number	
Name of designating body Town of labers				_ 1 - 0 020		
Location VVIIItestown India	LOCATION AND DESCRIPTION	W. San	- Times	Telephone	number	
132/4 5300 -	LOCATION AND DESCRIPTIO	N OF PROF	PERTY	(317) 669-6008	
Description of real property improvements Becknell is planning real		boldion number	190		A STATE OF THE STA	
Becknell is planning real property in construction of a 281,000 SF Indus	Whitestown IN According Parcels: 06 o			See atta	lari date (month, day, yea	d
construction of promotions	06-05	7-35-000-00	1.000-020	See attac	ched	,
281,000 SE	mprovements of approve	-35-000-06	5.002-020	9/15/2017	late (month, day, year)	
SECTION 3	trial building and a symmately \$	22,500 nr)() in all	Estimated and		- 1
	and a 217,000 SF II	ndustrial H	including	See attack	mpletion date (month, day	Veari
L Odifelli Alimit	A STATE OF THE STA	- Louisi L	oullding.	Actual complet	ties	, , ,
	EMPLOYEES AND SAL	ARIES	11 SVn 11	- i pic	tion date (month, day, yea	0
Number of emple	OALARIES			THE PARTY BELL		
Salaries Salaries			AS ESTIMATE	D ON SR-1		
Number of additional employees Salaries				- 00-1	ACTUAL 87	
Salaries Salaries					5,441,525.00	
SECTION 4					7,77,025.00	
AS ESTIMATED ON SR 4		7	0			
AS ESTIMATED ON SB-1	COST AND VALUES	1	,965,600.00		87	
Plus: Val.			The second	5	5,441,525,00	
Plus: Values of proposed project Less: Values of any property being replaced Net values upon completion of project	1,382,400.00 COST	AL ESTATE I	MPROVEMENTS	建		
Net values upon completion of project ACTUAL Values 4.5	21,117,600,00				10,10	
ACTUAL ACTUAL	,117,000,00		107,000.00	ASSESSED	VALUE	4
Values before	22,500,000.00		13,725,000.00			-
	-y-vo.uu					1
Less: Values of any	,382,400.00 COST		13,832,000.00			1
Less: Values of proposed project Less: Values of any property being replaced Net values upon completion of project	2,411,886.00	107	A	SSECOTO		1
FIORES				SSESSED V	ALUE	1
WASTERS	RTED AND OTHER BENEFITS PROMIS OTHER BENEFITS			570 mill		1 0 21
Amount of solid waste converted Amount of hazardous	RTED AND OTHER BENEVI					
Amount of solid waste converted Amount of hazardous waste converted Other benefits:	OTHER BENEFITS PROMIS	ED BY THE	Take			
Other benefits:		ASE	TAXPAYER			
SECTION 6			STIMATED ON S	SB-1	ACTUAL	
ignature of authorized					ACTUAL	
ignature of authorized representative	TAXPAYER CERTIFICATION					
The second of th	in representations in the					
	Title Title	ment are tru	e.		Control of the same	
	SVP-Cenana	e mi	Date sign	od /m		1
	Tille SVP-Corporaci	control	ller	ed (month, day	year)	1
	Page 1 of 2			1/6/202	2	1
	THE CAN					1

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) INSTRUCTIONS: (IC 6-1.1-12.1-5.3 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
- 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, including 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
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, 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

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)		
silves in recessary)		
Signature of authorized member		W0
ttested by:		Date signed (month, day, year)
	Designating body	
If the property owner is found not to be in substantial compliantime has been set aside for the purpose of considering compliance of hearing AM Date of hearing (month, day, year) PM	Location of hearing	tate of mailing of this notice.)
HEARING RES	ULTS (to be completed after the hear	nal
asons for the determination (attach additional sheets if necessary)	Denied (see instruction	119)
(and in damental sheets if necessary)		
ature of authorized member		
fed by:		Date signed (month, day, year)
	Designating body	
APPEAL property owner whose deduction is denied by the designating by cuit or Superior Court together with a bond conditioned to property of the condition of t	RIGHTS [IC 6-1.1-12.1-5.9(e)]	

CF-1 Attachment

The applicant has been approved for an open-ended construction commencement and completion date.

RESOLUTION NO. 2015-36

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN WHITESTOWN ERA #1 UNDER INDIANA CODE 6-1.1-12.

BECKNELL INDUSTRIAL, LLC

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 (the "Act") and Resolution No. 2005-1, 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, State Road 267 and 1-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has been advised by Becknell Industrial, LLC ("Becknell Industrial") of a proposed development consisting of the construction of an approximately 281,000 square foot industrial building ("Building #1") and an approximately 217,000 square foot industrial building (Building #2") (the construction of Building #1 and Building #2 collectively, the "Project") to be located to be located at Lot 6, Perry Industrial Park III, Section 2 in ERA #1 (the "Site"), all as more particularly described in the Abatement Application of Becknell Industrial which is attached hereto as Exhibit A and incorporated herein by reference (the "Application"); and

WHEREAS, Becknell Industrial anticipates increases in the assessed value of its real property by reason of its Project and has requested a traditional real property tax abatement for a period of ten (10) years with respect to such anticipated increases; and

WHEREAS, the Town Council has received from Becknell Industrial its Application which includes its Statements of Benefits; and

WHEREAS, on November 5, 2015, the Whitestown Redevelopment Commission adopted its Resolution approving the Application;

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Town; and

WHEREAS, the Project includes the construction of two separate buildings on the same parcel of real property; and

WHEREAS, the Applicant has indicated that in the future, the Site may be split into two separate parcels, and the Applicant therefore desires the abatement (i) to apply to both parcels to the extent the Site is divided, and (ii) to apply separately to Building #1 and Building #2, with the abatement for each building commencing when the respective building is constructed; 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 a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to Indiana Code 6-1.1-12.1.

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

- 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 Application:
 - the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;



- the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- 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;
- the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation;
 and
- e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for Becknell Industrial to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to Becknell Industrial meeting the following conditions:
 - a. Becknell Industrial shall annually file with the Town Council the required Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/Real Property) as presented to and approved by the Town Council; and
 - b. Becknell Industrial shall provide the Town Council an annual update regarding the timing of the construction and installation of the improvements on the Project.

- 4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.
- 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 Becknell Industrial to deductions for real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years and in accordance with the following abatement schedule:

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



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 Property. The abatement outlined herein shall apply to the construction of Building #1 and Building #2 independently, with the abatement for each building commencing when the respective building is constructed. Additionally, in the event the Site is split into separate parcels, the abatement shall apply to both parcels.

ADOPTED this 12th day of November, 2015.

Amanda Andrews Clerk-Treasurer

Eric Miller/President

Susan Austin, Council Member

Julie Whitman, Council Member

Dawn Semmler, Council Member

Kevin Russell, Council Member

4

EXHIBIT A

Tax Abatement Application



control (Autor or 1985) (San Line Arth Mar Line) a	- Obn.	\
STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS SPIN TO THE PROTOCOLOGY READ CONTROL OF	1 3/4	30PAY 30
Sinia Homestranting and the second	COLUMBIA	FORM 8BH , Real Property
Brasched W Ito Perantient of Lodal Perantipul Enten	il in the second	FAIVAGYNOTICE
The deligned is build combined to lot the pipe position quelifies uitaet uit E Receveryment is rehabilishen et ren selvelings evenents (10 8:11) E Read (10 11) Harvard (10 8:11)	(ollowing Indiana Code (check die pax):	carry intermitted bands from the cor- of the property and an old a state
TRedevelopment of rehabities of less estate improvements (13.81)1:	12.1,4);	paid to individual signal past by the
แหล่งสูญเหมายกลา		10.6m Jin2.4m 12.2m
INSTRUCTIONS TO PROBLEM TO THE ADMITTANT OF THE PROBLEM TO THE ADMITTANT OF THE PROBLEM TH	a Beykallzaud); Ares pror will a pyblic hear	
triformellon (normbre applicant franchis (applicant applicant or an applicant	Butallanghaear aropeny for yhididha pered	n wishes to clear a dediction
 An explainment or parents with implicit state of the design of the design	dv end และเกาะลู สลังหายเล่นสหมัยบากกาโนเร	vitalization area beforentia initiation of
3. No original data with the common of the multiple of the control	Allegator May 10 mille Jeech voich he	genchite he brief value to his
3 no bhlain a dailtíolaí ag brins 2 ché muir báille cioin le Schuigh in a de cono l'interchen that (10) de géart (freight ag grann i rofte de gr allactarides des colon production within this presonaction son a de conography and the production in the conography and the colonial property and the production of the conography and the colonial son.	ê led lojihejoroderîy owner lî leyês malê die Ale en apoloellon belween Merchillend Me	NAC YOURAN YA DIADBUK SANAT ALUO NAC YOURAN YA DIADBUK SANAT ALUO
di Afarapani pikingi pila Alashpilini dadialah mustiproting MacCounty	flie an apologion tratween Majori Lend We distriging Seignaura book with a Rogn CR	Tree Property The Earn CHITTeal
HORSELLAND TO THE	The result of the second secon	ACT TO THE WAY ON THE WAY COM
6. Forth Forth 1847/7 and Property I have a language effect of the 190, 120 feet		den all editorio della come della
teducipar Alexan. For a financiary result regard, to a re-respondent	CONTRACTOR	
SECTION 1 TAXPA	YER INFORMATION	
NAME OF THE PARTY	证证据的出产证书记录题。2003 到于	
Beckhell indberuik Lit.	CHARLES THE PROPERTY OF	Take of the Party
201 Apanie ali Bie A. Gamai, IN 46032		*
CAMP OF THE PARTY	The principal of the second	EMDION.
The sand sond Alexander of the same of the	2-4 (Ct) ((3) () (0) ()	Population department and the beautiful to the second
CERTION 8. LOCATION AND DESC	RIPTION OF PROPOSED PROJECT	NAMES OF THE OWNER OF THE OWNER OF THE OWNER.
arownio Kyangusowi w nelana		WASHANIA STANIA
CONTROL PROPERTY.	NAME OF TAXABLE PARTY AND PARTY AND PARTY AND PARTY AND PARTY.	CLOF TAXING CHARGE INTERIOR
Long, Ferty (County) Park III, Securit 2:	(Boone	il sulfante interior
Description of the control of the co	Control of the Control of the Control	Bishilled after a countries! Acott
1284COOSF Industral Building and a 2172DOSF Thouston building.	Activation to the Activity of September 2019	Estinated completion date into the crack year
The same the property and the same of the	Bereinagen in it words dieter is brand	and the state of the state of
SECTION 3 ESTIMATE OF EMPLOYEES AND S	alaries as result of Proposed Pr	DUECT
Designation of the second of t	(8) 6) 60 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	THOMAS TO SECTION OF THE SECTION OF
	I AND VALUE OF PROPOSED PROJECT	
SECTION 4 ESTIMATED TOTAL COST	REAL ESTATE	MPHOVE MENTERS TO THE PARTY OF
	C081	ABBESSED VALUE
Current volues	1302100-00	187,000,00
Plue eating the veloce of proposed project	4111346308	43,728,000,00
Lase verses and Mark and Countries of the contries of the cont	22:500:000.09	(13.83£.000.00
SECTION 5 WASTE CONVERTED AND UT	HER BENEFITS PROMISED BY THE TAXI	AYER
han an an air an ai	A STATE OF THE STA	in this transmitter to a transmit attached
Esumaje acyd wasie cohyarjad (pouhya).	Eellmeled hezovilane waste convent	to Charling)
Cehor Corpelle.	, jū ,,	oranica la radica sen

*The applicant cannol is good felih commit to a apacific date for the commencement of completion of construction, and respectfully requests an open-antended completion date. The applicant is currently actively marketing the property for development and completion date.

Thereby carlify that the representations in this statemen	ni are true.	hasigani pari atawatang
Signature of pultificat representative		Date shared (month, day year)
Pullud flame of authorized representative Pele Anderson	Executive Vice Pres	sident, investments

We flid that the application and the following the resolution adopted or to be adopted by the body. Seld resolution, passed and beginning to the following resolutions and the following resolutions. A. The application of the theo important house of the house acceptance of the exceptance of the except B. The type of the event of the electron of the property of the end of the electron of the ele TOTAL SO G. The amount of the Doda do one provide the little do some and D. Ottovillo lillo me condition in the low E NUMBER VARIABLE NATIONAL Tippe and population of the control ing the condition of the person are the character are are appointed. The control of the co | G. ext. | Adelphaling hydryman provides a ble herallist established in or relocated to a revitalization are and the tracelose; a decicilon under Adelment, and a being his provided to a being his provided to a subject of the provided to the subject of the provided to the provided





7

2

TOWN OF WHITESTOWN, INDIANA

APPETCATION FOR REAL PROTERTY PAXABATIC MENT

"Instructions and Phopadures

find the anticle was described in the model of the light earlier of which is a described in the find of the find o

The completed application in include all alignments out tomes, but the about

Town of Willestown Adm of Willestown Carlo Strong Carlo S



Prior to submiffing the attached application to the Town all questions must be answered as completely as possible and anust be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or pusigned applications will not be accepted as official fillings. All applicants are encollaged 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 fex abatement that does not conform with the traditional invisibation for a real 'property fex abatement schedule'), the applicant may be regulated for pay an additional fee (the "Modified Abatement Application Fee"). The applicant of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the fault and property in Abatement Soledile) Review of the Modified Abatement Soledile Abatement Application is such Modified Abatement Application in Application is the Applicant of the amount of such Modified Abatement Application feet and the Application of the amount of such Modified Abatement Application for the Application of the Application of the Application of the Application of the Town prior to property in abatement of the top of the Town prior to property in the Town prior to prio

Any recipests the additional into condition of operations all producined to the following

Town of White to Fo. Alm Mar Partion on Town Wallayen 1970 2:700 E. m-Wallk hugekod Chapten 1802g. Frontier 1872) 1853-1850 Frontier 1872) 1853-1850 Antier 1872 1853-1850 Milier 1872 1853-1850 Milier 1872 1853-1850 Milier 1873 1853-1850 Milier 1873 1853-1850 Milier 1873 1873-1850 Milier 1873-18



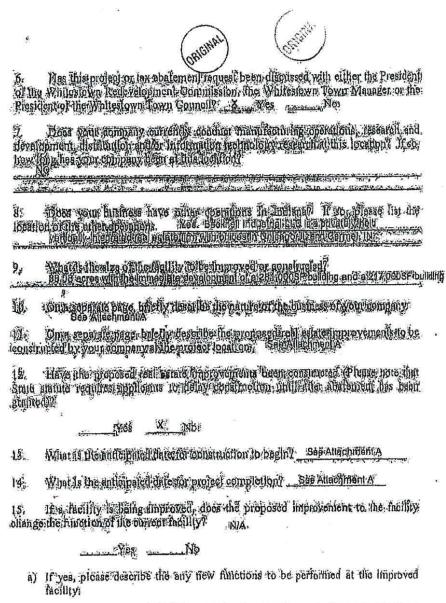


Town of Whilestown, Indiana Real Property Tex Abatement Appillantion Biologi Appellangilic



REAL	
Teduesigg Beckneichformanice.	
A: State illumants, filler address, telephade immest high estrait address of e.company representative who may be combatted concerning throughthation	
inameand this: Persianderson executive and in the superior	
Address 104 Adams St. St. Adams 104 St. Adams 104 Adams	Ň.
Address CM Adams St. St. Adams 10. 20002 ORIGINAL ORIGINAL) ,
Ti Weiby de reggi cauda a prima pastual a pratual a prat	
3. Suitains namel titles addess, fellephonen pinke tang sangh address of a consultation of the consultatio	s!
Mennarand, Tille) Job: Harrall, Mice Fragident: Accounting & Harralt Resources	
Addiess: 164 Ademars, Sulle A. Camul. 14 45032	
Telephone 312 dec 8000	
y halfs to me of the t	
He Booktion of property for which personal property tax abatement is being sought.	
a) Street Address: Lofe, Perty Industrial Park III / Smollon 2	
b) Tax Parcel Number(s): 020-03750-00	
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:	

\$107,000





history applied the still	mined value of the real property linguovement for which real	Į:
160 Complete the followhigh to which to who proper the beautiful to the control of the beautiful to the control of the beautiful to the control of the contr	lowing profile of the Company that will occupy the property for	i.
A). Nambercoreinen avenge boutbroom	child the hemoraphic policy employees plack [1] over (prolyde control excluding parent sand experience).	
The state of the s	Avorage hours was a realistic and the state of the state	1011
Semi-akillad	Avanage in the restauration of the same state of	3 NAV
Clerical	Avatacal point in a work as a special positions and a second seco	2.3
Kalastedi.	ANOTHE SOLITY (Derholm) For salaried wells.	
THE TAIL NOW AND SEA	OF FAIRLING TAINFO AFEE Continue and any due	
pointly water fare exc	nstrumeshoviju einploveekty klillevol include average. Indinasjen entergad oberanie), jõud	
ermen	Average hourly wage various stilled positions	
Sphil-gillian	Acousting the reference of the second of the	
The state of the s	AVELAGE HOUR TWANGE VALE TO PETER VALE TO THE THE PARTY OF THE PARTY O	
TOTALNUMBER	FRANSTING EMELOYEES (paristing)	
The second secon	THE THIRD CO.	
 Approximate value of inches benefits alervalue 	benefits for existing and new, employees on a par hour basis.	
d) Summary of benefits fo	rt existing and new embloxees:	
Service of the Park Park Service of the Service of	A CONTRACTOR OF THE CONTRACTOR	
e). Number of created full- average hourly wage rate	ine permanent hourly employees by skill level (include excluding benefits and overtime)	
Security 10 10 10	verage hourly wage rate for skilled positions N/A	
Semi-skilled 70 Av	verage hourly wage rate for semi-skilled positions \$14/hr.	
	\$14/hr.	

		10.64	
	Clorionk 0	Avorage hourly wage rate for derival positions NIA	
	Salaried o'	Average salary (per hour) for salaried positions WA	
	LOTAL MONDER	FIRN ENELONES (perminochood halfilipe)	
ħ	Number of orested to be the control of the control	in-time nonly employees by skill level (includes average liding benefits and overtime) s//a-	
	Skilled	Average handly pregenate for skilled positions	-
		Average librity whee talestor schilled books in a	
14	Clared	Avaiges ligarity was orang for obstronic positions.	
4		Average sald y feer bount for will and dipositions.	
	TO THE MALE LANGE	H. H. T. WALLES AND STATE OF THE STATE OF TH	
	There are a second of the first of the	TABLE - 10-12 N - 10-12 A - 15	

(a) What is the light stop of the point of new and lead subset of

h) Broylde schedule for when hew employes positions are expected to be illed

17. On a separate page, please give a detailed description of what he impaction your business will be 17 be proposed from property improvement is not constructed (or loss of jobs, contraproduced lands, os a seproduction, change in legation sec.)

18: What Is the terrifor the tax abatement requested (maximum 10 years): 10 years

iv: Aftech a schedule of the proposed in abatement percentages in each year (note, if the proposed fax, 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%

Will local suppliers and contractors be used in the construction of the proposed project. The ordinary begins a special of the construction of the proposed project. The ordinary begins and the special project of the special proje

李

.

Thereby ceriffy that the information and representations on and included with this application for Real Proposity Tax Additional and complete.

I understand that I this request for property fax abatement is granted that I vill be required to appeal to property fax abatement is granted that I vill be required to appeal the project description, not spealed and and references. Tipuses that, associated allaries investment, and other information contained in this application, motoding the term SE-1787; if also seek wheles drawfullness provide and information may require a loss of last attailed and attailed and attailed and allaries and attailed attailed and attailed attailed and attailed and attailed att

Signature de Civinai or Authorizad Repressolenive executive dicerpropulant, investigents. 1

DAG NULL STUDIES

Space of Inspany

county of house

References the undersigned world unblic, this We day of Microston to the rotation of the confidence of the confidence of the confidence of the foregoing application for the foregoing application for the foregoing application for the frequency of the foregoing application for the foregoing of the foregoing and affixed my official seal.

38



Residing in Hamistoner County, also

My commission expites:

4/2/2014



Attachment A



10: Beaknell indicarrial, founded in 1000, is applicately field verifyilly integrated real estate from specializing, in the development, management and long term ownership of ladustrial properties deciming the indice in consensity in the season of the consensity of recent indices in the season of the consensity of t

ill designment of an approximately 2016 of the approximately 120 of the state of th

19. Tax abatement greatly horepass the given a ability to attend and users because their fortion of bateling greats will be lower; and discovill, know the grown values the economic benefits that From brings with the same times leaders will use as betters proforms upon which its make underwifting desiglons, discensing the likelikelihood list the project can be this read paid cularly it a qualify and igently preomed.

Without fax abatement, the applicant's ability to proque acquality and user is greatly diminished. A batement, will greatly assist the marketing of the Property. Without abatement, the applicant estimates it may take five (5) years or more to produce a suitable endured.

The Broperty faces an additional challenges in that its primary composition has already been provided ton (10) year property tax abatement by the Town meaning that the Property is at a competitive disadvantage at market. By a formitting this application, the applicant is asking to be put on even footing with its surrounding competitors.

20.

Projected Taxes Worksheet

	"Tax Liability with	"Tax Liability without	Projected
	Abatement"	Abatenient"	Savings
Year 1	\$-	\$341,143	\$341,143
Year 2	\$17,057	\$341,143	\$324,086

Year 8	\$68,220	MARIA	\$272,915 \$221,743
Yeard	\$119,400	13941-149.	\$221.743
Yeur.5	\$170,372.	\$8417144	\$170,572
Xeni 6	<i>\$</i> 204,686.	153411743	\$198,457
NEW Y	\$238,800	*##UTI#3	NU2,840
X SEL S	100050000	2047 143	900-229
Acti-10	1394 1184	1441 125	\$13.057
Potals:	31,702,779	43,411,492	P1.688.659



THE DIES!

T. Medikanie lezoiienty 2 48233

4

- 2. The chart assumestal improvement without \$13.705.000, based upon an assessed value or sure large manufactured by the comparable world or sure of su
- The charged resses only the assessed walness located to the improvements. Cand is not about the land as a condition of the sand is a condition of the sand is a condition of the sand is a condition of a condition of the sand is a condition of a co
- ON. Applicant will interpood after enough to provide 100al supplies on equal opportunity to participate for the provide of the provided and th



INCOME LET GOOD TOTAL



TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT.

This Memorandum of Understanding for Tax Abalement (Memorandum') le dated as the day of November 2015 (and serves as the commitment by the movin of Whitestown), in commitment by the movin of Whitestown, in DIANA (Whitestown), in exchange for the see paid hereunder by

to perform the graph of the graph and the graph and the graph of the g

RECITALS

An and he applicant owns acontrols; and/or bassap litterest in certain property as the sentential property as a selection of the capplication of the capplication of the capplication of the capplication of the capplication. (The temporary to the capplication of the c

is the same of the series of t

333

NOW THEREFORE in consideration of the multial agreements and covenants of which are multially soknowledged, the parties agree astrollows:

AGREEMENT

Section 1. Tax Abatement. The Applicant hereby submits the Broperty for tax abatement of Benefits of Benefits (1.6. Form) \$1.50. Form) \$2.50. The Statement of Benefits (1.6. Form) \$2.50. The Statement of Benefits (1.6. Form) \$2.50. The Statement of Benefits (1.6. Form) \$2.50. The 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.

7



.1

Section 3. Email Application fiee. The parties recognize that Whitestown 15 required to provide severational services to its inhabitants and properties losated in Whitestown, including the Property, and has and Will continue to incur expenses in Confection with the provision of such services. In light of such expenses in agrees that, in the event has application for tax above marking approved by Whitestown, it will pay an application fee of two Thousand Bollars (\$2,000) The Application fee of two Thousand Bollars (\$2,000) The Application fee of two the Application fee of two the Application fee of the Provision of the Application feel with the Application feel with the Application feel with the Application feel to which the Application feel to which the Application is a supplication.

Section A: Failure: to: Pay. Application Peer. In the event the Application is approved up Whitestown and Applicant fails to make timely payment of the Application Rec. to Whitestown Applicant is all the deemed to be the concombilance with the Application and Whitestown may take immediate actor by resolution to rescind the application of the Application if Whitestown adopts such a resolution any declications approved by Whitestown for the Applicant shall for apply to the heat installing the property to the heat installing the property to the heat installing the property taxes even by Applicant so to any agreed which take interest property taxes.

Geology: Payment of Application Ref; The Application Fee shall be payable by oach of the Replication of Vinitestown, inclining delivered to the Sound of Vinitestown, inclining delivered to the Sound of Vinitestown.

Seolibn, 8t. piecialmer of Liability. The parties recordize instruvintestown is authority is limited by and subjectio carain stanton or stjere, including but not limited to carain something of the limited by and subjection caraintest by Applicant, and that Whitestown provides the promises, coverants, gravantees, or warrantes that the Applicant will receive the tax abatement designation or other properly interests it seeks.



(OHIEIMAL)

DRIGHAL

APPLICATIT

Signed

Printed Pris Anderson:

Its: Executive Vice President

Address 192 Atlanta Stricters, Carmel, 1946052.

TOWN OFWINDESTOWN

Exhibit A

Tax Abatement Application





TAR STAR O

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

2022 PAY 2023

FORM CF-1 / Real Property

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, 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).

ם	DI	VA	\sim	N	S.	TI		⊏
г	L/I	VM	0	11	U	.,	C	_

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).

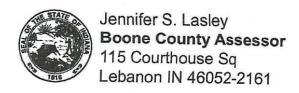
SECTION 1	TAXPAYER	INFORMATION	discussion.	100	以外外的
			County		
7.00 Act (1998) - 1.00 (1998)			Boone		
Address of taxpayer (number and street, city, state, and 2	ZIP code)			DLGF taxing dis	trict number
6142 South Indianapolis Rd Whitestown IN 4	16075				AND THE PROPERTY OF THE PARTY O
Name of contact person				Telephone numb	per
Rob Gilles				(715)8	48-1365
SECTION 2	LOCATION AND DESC	RIPTION OF PROPERT	ſΥ		建设的 。1000年
Name of designating body		Resolution number		Estimated start of	date (month, day, year)
Whitestown Town Conucil		2017-01		12/15/2016	
Location of property					(month, day, year)
6142 South Indianapolis Rd Whitestown IN 4	16075			12/15/2016	
Retrofit of existing operations at 6142 Se	outh Indianapolis Road	to allow for the			letion date (month, day, year)
manufacturing of pre-stressed concrete.			new forms	12/31/2017	
and bed, expanding and reinforcing the				The second secon	on date (month, day, year)
× × •= •=		N 50 100	rer system.	12/31/2017	
SECTION 3	EMPLOYEES	AND SALARIES	SHUR A	100	· · · · · · · · · · · · · · · · · · ·
1	ES AND SALARIES			TED ON SB-1	ACTUAL
Current number of employees			39		66
Salaries			1,808,165.00		2,868,000,00
Number of employees retained			39		34
Salaries			1,808,165.00		2,040,000.00
Number of additional employees			20		32
Salaries	COSTAN	ND VALUES	609,440.00		828,000.00
SECTION 4	COSTA	SEL SEASON SALE SELECTION	E IMPROVEME	NITC	
COST AND VALUES AS ESTIMATED ON SB-1	CO	SHOWED RESIDENCE	LIMPROVEME		ED VALUE
CONT. PARINGPOONES IN CONTRACT OF		31		ASSESSI	ED VALUE
Values before project	545,000.00				
Plus: Values of proposed project	343,000.00				
Less: Values of any property being replaced Net values upon completion of project	545,000.00				
ACTUAL	СО	et .		ASSESSED VALUE	
Values before project	- 00	01	_	AGGEGGI	LD VALUE
Plus: Values of proposed project	1,326,998.00				
Less: Values of any property being replaced					
Net values upon completion of project	1,326,998.00		5,024,100.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
	AND OTHER BENEFITS	Wasang San	AS ESTIMAT	The second section of the second second	ACTUAL
Amount of solid waste converted					
Amount of hazardous waste converted					
Other benefits:					
SECTION 6	TAXPAYER (CERTIFICATION			计编码数据图图 4 数
	ereby certify that the represe		nt are true.		
Signature of authorized representative		Title Accounting Supervisor		Date signed (05/06/2022	month, day, year)
Accounting Supervisor 05/06/2022					

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

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

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, 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)		<u></u>
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 prope time has been set aside for the purpose of considering compliance. (Hearin		
Time of hearing AM Date of hearing (month, day, year) Location of PM	hearing	
HEARING RESULTS (to be	completed after the hearing)	人名德西斯 马克勒
Approved	Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member	a	Date signed (month, day, year)
Attested by:	Designating body	
APPEAL RIGHTS	[IC 6-1,1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may a Circuit or Superior Court together with a bond conditioned to pay the co		



1394*2**G50**0.958**1/8*******AUTOMIXED AADC 852 CMC-WHITESTOWN LLC C/O COUNTY MATERIALS CORP/ BOB STOEHR COO 205 NORTH ST / P O BOX 100 MARATHON WI 54448-0100

- հերդվնդիկինվունիկինինոնընկիրութիննքութի

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R19 / 12-21)

Prescribed by Department of Local Government Finance

Legal Description PT E1/2 NW 01-17-1E 1.59

Parcel or Identification Number 020-00230-00

Property Address (number and street, city, state, and ZIP code) 6050 S INDIANAPOLIS RD WHITESTOWN IN 46075

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 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. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor o

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

Previous Assessm	ent	New Assessment Effective January 1, 2022			
LAND	70,100	LAND	70,100		
STRUCTURES / IMPROVEMENTS *	340,900	STRUCTURES / IMPROVEMENTS *	357,300		
TOTAL	411,000	TOTAL	427,400		

Reason for revision of assessment:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2022 pay 2023.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2022 pay 2023. If you believe that the 2022 pay 2023 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 06/15/2022.

Dear Boone County Taxpayer: Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. During the past couple years, construction costs and real estate selling prices have increased steadily and significantly. These increases have a direct effect on the related property assessment.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

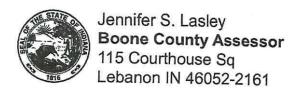
If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: www.IN.gov/dlgf. Other non-residential construction may be eligible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

County	Township		Date of Notice (month, day, year)
BOONE COUNTY	PERRY		04/28/2022
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140	

Address (number and street, sity, state and ZIP Code)

115 COURTHOUSE SQUARE, LEBANON IN 46052





1394*2**G50**0.958**3/8*******AUTOMIXED AADC 852 CMC-WHITESTOWN LLC C/O COUNTY MATERIALS CORP/ BOB STOEHR COO 205 NORTH ST / P O BOX 100 MARATHON WI 54448-0100

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R19 / 12-21)
Prescribed by Department of Local Government Finance

Legal Description PT NW 01-17-1E 2.29

Parcel or Identification Number 020-02130-02

Property Address (number and street, city, state, and ZIP code) 6048 S INDIANAPOLIS RD WHITESTOWN IN 46075

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 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. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

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

Previous Assessm	ent	New Assessment Effective Ja	nuary 1 2022	
LAND	101,000	LAND	101.000	
STRUCTURES / IMPROVEMENTS *	14,100	STRUCTURES / IMPROVEMENTS *	16.000	
TOTAL	115,100	TOTAL	117,000	

Reason for revision of assessment:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2022 pay 2023.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2022 pay 2023. If you believe that the 2022 pay 2023 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 06/15/2022.

Dear Boone County Taxpayer: Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. During the past couple years, construction costs and real estate selling prices have increased steadily and significantly. These increases have a direct effect on the related property assessment.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

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

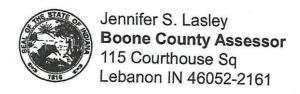
County BOONE COUNTY	Township PERRY		Date of Notice (month, day, year) 04/28/2022	
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140		

Address (number and street, sity, state and ZIP Code)

115 COURTHOUSE SQUARE, LEBANON IN 46052

3-17-39, VS

2/4 139



1394*2**G50**0.958**5/8******AUTOMIXED AADC 852 CMC-WHITESTOWN LLC C/O COUNTY MATERIALS CORP/ BOB STOEHR COO 205 NORTH ST / P O BOX 100 MARATHON WI 54448-0100

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R19 / 12-21) Prescribed by Department of Local Government Finance

Legal Description PT NW 01-17-1E 23.70

Parcel or Identification Number 020-02130-03

Property Address (number and street, city, state, and ZIP code) 6142 S INDIANAPOLIS RD WHITESTOWN IN 46075

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. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

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

Previous Assessn	nent	New Assessment Effective J	anuary 1 2022
LAND	1,009,500	LAND	1.009.500
STRUCTURES / IMPROVEMENTS *	2,931,000	STRUCTURES / IMPROVEMENTS *	3.124.100
TOTAL	3,940,500	TOTAL	4,133,600

Reason for revision of assessment:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2022 pay 2023.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2022 pay 2023. If you believe that the 2022 pay 2023 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 06/15/2022.

Dear Boone County Taxpayer: Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. During the past couple years, construction costs and real estate selling prices have increased steadily and significantly. These increases have a direct effect on the related property assessment.

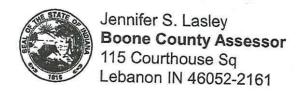
SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

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.lN.gov/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County	Township		Date of Notice (month, day, year)
BOONE COUNTY	PERRY		04/28/2022
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140	

Address (number and street, sity, state and ZIP Code)

115 COURTHOUSE SQUARE, LEBANON IN 46052



1394*2**G50**0.958**7/8*******AUTOMIXED AADC 852 CMC-WHITESTOWN LLC C/O COUNTY MATERIALS CORP/ BOB STOEHR COO 205 NORTH ST / P O BOX 100 MARATHON WI 54448-0100

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R19 / 12-21)

Prescribed by Department of Local Government Finance

Legal Description PT NW 01-17-1E 9.27A

Parcel or Identification Number 020-06050-00

Property Address (number and street, city, state, and ZIP code) 5490 E WHITESTOWN PARKWAY WHITESTOWN IN 46075

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. If the taxpayer has reason to believe that the township assessor, county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

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

Previous Assessm	ent	New Assessment Effective January 1, 2022			
LAND	345,300	LAND	346.100		
STRUCTURES / IMPROVEMENTS *	0	STRUCTURES / IMPROVEMENTS *	0		
TOTAL	345,300	TOTAL	346,100		

Reason for revision of assessment:

THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year 2022 pay 2023.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2022 pay 2023. If you believe that the 2022 pay 2023 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 06/15/2022.

Dear Boone County Taxpayer: Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. During the past couple years, construction costs and real estate selling prices have increased steadily and significantly. These increases have a direct effect on the related property assessment.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

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

County BOONE COUNTY	Township PERRY	= = =	Date of Notice (month, day, year) 04/28/2022
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140	

Address (number and street, sity, state and ZIP Code)

115 COURTHOUSE SQUARE, LEBANON IN 46052

Accounting Supervisor

BUSINESS TANGIBLE PERSONAL PROPERTY RETURN

State Form 10068 (R27 / 12-21) Prescribed by the Department of Local Government Finance

-	-	-			
-	0	RΙ	VI .	1	04

JANUARY 1, 2022

For Assessor's Use Only

7816	10.100.000.00	7.70		L		
NOTE: If you are declaring on Form 102, Form 103-Short, or check the box below and submit this completed form		The same of the court party makes when the first of the same of the same and the same of t	ersonal property with an	acquisitio	n cost of less	s than \$80,000,
Yes, I am declaring the \$80,000 exemption and will also	claim t	the exemption on Form 10	02, Form 103-Short, or F	orm 103-l	_ong.	
This form is filed with either the Form 102 or Form 103. Sign	nature	es on both forms (Form 10	04 and Form 102 or Form	103) are	required per	r 50 IAC 4.2-2-9(e).
INSTRUCTIONS: This form must be filed with the townsh not later than May 16, 2022, unless an e available at: http://www.in.gov/dlgf/2440.	xtens	sessor, if any, or the co ion of up to thirty (30) day	unty assessor of the co s is granted in writing. Co	ounty in v	which the properties or the properties of the pr	operty is located the assessor is
Name of taxpayer	Name	e under which business is cor	nducted		DLGF taxing d	istrict number
County Materials Corp	San	ne				
Nature of business			County		Township	un Down!
Manufacturing Address where property is located (number and street)	-		Boone	State	Whitestov	ZIP code
6142 South Indianapolis Rd			Whitestown	IN		46075
Name to which Assessment and Tax Notice should be mailed (if differ	rent the	an above)				
Mailing address (number and street) (if different than above)			City	State		ZIP code
PO Box 100			Marathon	WI		54448
TOTAL TANGIBLE PERSONAL PROPERTY (Please check	k one.)	Form 103-Short	✓ Form	103-Long	
Summary (round all numbers to nearest ten dollars)		REPORTED BY TAXPAYER	CHANGE BY ASSE	SSOR	CHANGE	BY COUNTY BOARD
Schedule A - Personal Property		\$ 3,796,188.00	\$		\$	
Deduction per Form 103 ERA or Form 103-CTP	-	\$ 1,944,959.00	\$		\$	
Final Assessed Value	=	\$ 1,851,229.00	\$		\$	
All vehicles used in farm or business and not subject to Ex Forms 102 or 103.	cise :	Tax must be reported as o	lepreciable personal prop	perty in th	e pools on S	chedule A of
	258	FILING REQUIREMENTS			libe fileshi	
Property in more than one Taxing District - Due to vary township must have separate assessments for each district	ing ta	x rates, a taxpayer who h	as property in two or mor		districts withi	n the same
Were expenditures made since the last assessment date f taxpayer in the township wherein this return is filed?			roperty owned, held, pos	sessed, c	ontrolled or	occupied by the
If Yes, attach a statement setting forth the name of owner, improvements was begun, and date on which construction time. (IC 6-1.1-5-13)						
	SIGN	IATURE AND VERIFICA	TION		7 PL 4 P	
Under penalties of perjury, I hereby certify that this return is true, correct, and complete; reports all tangible personathe stated township or taxing district on the assessment of regulations promulgated with respect thereto.	ı (inclı al pro	uding accompanying sche	edules and statements), owned, held, possessed	or contro	olled by the	named taxpayer in
Signature of authorized person		Printed name of au	thorized person		Date (month, day, year)
You wook		Lori Crook				05/04/2022
Title of authorized person	Telep	hone number	E-mail of authorized	person		

(715)870-4655

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 16, 2022.
- 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 16, 2022, and should include a reason for the request. The assessor may, at his or her discretion, approve or disapprove the
 request in writing.
- Personal property must be assessed in each taxing district where property has a tax situs.
- Inventory located in the State of Indiana is exempt and is not required to be reported per IC 6-1.1-1-11(b)(3).
- It is the responsibility of the taxpayer to obtain forms from the assessor and file a timely return. The forms are also available online at the Department's website: www.in.gov/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 appropriate personal
 property form, and filling 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.
- In order to reduce the possibility of an estimated assessment and failure to file a return penalty, taxpayers may elect to inform the assessor
 when personal property is moved out of a county.



Accounting Supervisor

BUSINESS TANGIBLE PERSONAL PROPERTY ASSESSMENT RETURN

State Form 11405 (R45 / 12-21)

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, 2022

For Assessor's Use Only

NOTE: For taxpayers with less than \$8 If you are declaring this exemption, che and IV of this form. If you are declaring \$	ck this box, enter	the total ac	auisition cost	of your r	personal property in the cou	2021 v unty, an	which exempts this property. Id complete only sections I, II,
RETURN THIS FORM TO THE APPLIC	CABLE ASSESSO	R BY MAY	16, 2022.				
An exemption granted under IC 6-1.1-1 because the taxpayer applied for and w may include fully completing the person	as granted an exe	mption by t	edes this exe the county m	emption. I ust follow	n other words, a taxpayer of all applicable procedures	whose p for the	personal property is exempt approved exemption, which
If property is in more than one (1) location, wh	nat is the address for	the location	where the sum	of acquisi	tion costs for the property is gr	eatest?	
NSTRUCTIONS: . Please type or print. 2. This form must be <u>filed with the townsl</u> unless an extension of up to thirty (30) 3. A Form 104 must be filed with this ret	days is granted in						
SECTION I							
Name of taxpayer		Name un	der which bus	iness is co	nducted		Federal identification number **
County Materials Corp							39-1771028
Nature of business		DLGF tax	xing district na	me			DLGF taxing district number
Manufacturing	Potoil marchant's a	artificate pur	hor To	unchin		County	
NAICS Code number *	Retail merchant's c	eruncate nun	150000077.	_{wnship} Vhitesto	wn-Perry	County Boor	
Address where property is located (number a	nd street)				City	State	ZIP code
6142 South Indianapolis Rd					Whitestown	IN	46075
Address to which assessment and tax notificated PO Box 100	ition should be maile	d (if different	than above)		City Marathon	State WI	ZIP code 54448
SECTION II				1			
Federal income tax year ends:	12/31		Name fi	led under	:Count	y Mate	erials Corp
2. Location of accounting records	Address (number a 205 North Str				City Marathon	State	ZIP code 54448
	rship or Joint Vent describe:	ure	☐ Sole Pro	oprietorsh	ip Corporation		Estate or Trust
4. Do you have other locations in Ind		☐ No					
5. Did you own, hold, possess or con	trol any leased, re	nted or oth	er depreciab	le person	al property on January 1?	Yes	✓ No (50 IAC 4.2-8)
6. Did you own, hold, possess or con			12				e Form 103-T. (50 IAC 4.2-6-2)
Did you own, hold, possess or con	trol any returnable	containers	on January		Yes No (50 IAC	4.2-6-4	4)
If taxpayer answers "yes" to question 5, the double assessment. (50 IAC 4.2-2 and 50 Failure to file a return on or before the due thirty (30) days after such return is due, a reported will be imposed. A personal prope 6-1.1-3-7(b). If the total assessed value thand if the amount of the undervaluation extwenty percent (20%) of the additional taxe in completing a personal property return for owned, held, possessed or controlled on the information, answers to all questions on the contacted and directed to provide that infor * NAICS - North American Industry Classif NOTE: The NAICS Code Number appear An individual using his Social Security N	date as required by benalty equal to twen early return is not due at a person reports o ceeds five percent (5 is finally determined or a year, a taxpayer in eassessment date. e face of the return, matton. In addition, a ication System - A co	aw will result ty percent (zuntil the expin a personal %) of the valido be due as must make a (IC 6-1.1-3-9 and entries or a penalty of \$ mplete list of come tax returns.	t in the imposit 0%) of the tax eliration of any eliration of the complete disciplation all of the app 525 shall be imposed for the app bearing.	ion of a twestinally discrete the control of a two serious pen is less the have been undervaluated on the control of a rmation worropriate lin posed. (IC a found at:	enty-five dollar (\$25) penalty, etermined to be due with respectermined to be due with respectermined granted by the township an the total assessed value the reported on the return, then thation. Il information relating to the valud include, but not be limited less of Schedule A. If such infor 6-1.1-37-7(d)) www.census.gov.	In addition to the assesson at the pene count ue, nature, comprending in a	on, if the return is not filed within property which should have been r or county assessor under IC rson is required by law to report y auditor shall add a penalty of re, or location of personal property eletion of the heading and related s not provided, the taxpayer will be
SECTION III		40	1500				"我们是我们是我们的
SUMMARY (Round all numbers to nea	rest ten dollars)	REPORTED	BY TAXPAYE	R	CHANGE BY ASSESSOR	(CHANGE BY THE COUNTY BOARD
Schedule A - Personal Property		\$ 3,	796,188.0	0 \$		\$	
Deduction per Form 103 ERA or Form 1	03-CTP -	\$ 1,	944,959.0	0 \$		\$	
Final Assessed Valuation	=	\$ 1,	851,229.0	0 \$		\$	
SECTION IV	The section	SIGNAT	TURE AND V	/ERIFICA	TION		第4
Under penalties of perjury, I hereby controlled by the named taxpayer in the with IC 6-1.1 et seq., as amended, an	and complete; if a he stated township	pplicable, roor taxing o	reports all tar district on the th respect th	ngible per assessm ereto.	sonal property subject to ta nent date, as required by la	axation	owned, held, possessed or is prepared in accordance
Signature of authorized person			Printed	name of at	uthorized person		Date (month, day, year)
you wook			Lori C	rook	0		05/04/2022

lori.crook@countymaterials.com

715) 870-4655

SECTION	IV					47.5					
FORM 103 - LONG TANGIBLE PERSONAL PROPERTY See 50 IAC 4.2-4 CONFIDENTIAL									SCHEDULE A JANUARY 1, 2022		
Line	Report all personal property assessable to this taxpayer below. (Round all figures below to nearest dollar)								Federa	I Identification Number 39-1771028	
1	Total cost of tangible de	epreciat	ole personal prope	erty. (50	IAC 4.2-4-2)				\$	20,214,362.00	
2	Adjustment to federal to	ax basis	per Form 106. (50 IAC 4	.2-4-4)						
3	Total cost and base year value of tangible depreciable personal property. (Line 1 plus 2)								\$	20,214,362.00	
	Deduct Exempt Property (See 50 IAC 4.2-11.1)										
4	Stationary industrial air	purifica	ition systems. (At	tach For	m 103-P)	\$					
5	Industrial waste control	l facilitie	s. (Attach Form 1	103-P)							
6	Enterprise information	technolo	ogy equipment. (A	Attach Fo	orm 103-IT)						
7	Vehicles / airplanes sul	bject to		Number o	of Units 24	\$		459,898.00			
	Total cost of exer	npt pro	perty (Deduct fro	om 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 IA	C 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 incurre (50 IAC 4.2-4-3(j))	d during	construction and	installat	ion applicable to	o depreci	able per	rsonal property.			
12	Total cost and base ye (add Lines 8, 9, 10 and	ar value	e of assessable de e 12 must agree v	epreciabl with Line	e personal prop 52 Column A)	perty.			\$	19,754,464.00	
	OLING SUMMARY edule A-1 or Form 103-P5	5)	TOTAL COST COLUMN A	16	ADJUSTMEN COLUMN E		А	DJUSTED COST COLUMN C		RUE TAX VALUE COLUMN D	
52	Total All Pools	\$	19,754,464.	00 \$	9,230,9	983.00	\$	10,523,481.00	\$	3,519,259.00	
53	30% of Adjusted Cost and entity is a qualified	(Line 52	, Column C) (ente	er zero (0 er IC 6-1) if filing 103-P: .1-3-23).	5	Dean		\$	3,157,044.00	
54	Greater of Lines 52D of		nu on an ann ao mar an		n = 0 00 * m				\$	3,519,259.00	
	Adjustments to T	rue Tax	Value								
55	Equipment not placed	in service	ce and/or critical	Cos \$	st			X 10%	\$		
56	Section of Particular Control of the Control of Section (Control of Section Control of Se	Tools dies jigs fixtures etc. per Form 103-T (50 /4C 4 2-6-2)						\$	276,929.00		
57	Permanently retired equipment (50 IAC 4.2-4-3) and/or returnable containers (50 IAC 4.2-6-4) per Form 106.						\$				
58	Commercial aircraft and commercial bus line fleet, not subject to excise tax per Form 103-I. (50 IAC 4.2-10)							\$			
59	Total additions to True		ue. (Lines 55, 56	, 57 and	58)		•		\$	276,929.00	
60	Total True Tax Value b	efore a	djustments for "Ab	normal (Obsolescence."	(Line 54	plus Lin	ne 59)	\$	3,796,188.00	
61	Abnormal Obsolescend	ce Adjus	stment per Form 1	06. <i>(50 l</i>	AC 4.2-4-8)				\$	5,. 30, 100.00	
	Abnormal Obsolescence Adjustment per Form 106. (50 IAC 4.2-4-8)							1 4			

3,796,188.00

\$

Total True Tax Value of personal property. (To page 1, Form 103 Summary)

62

TANGIBLE PERSONAL PROPERTY CONFIDENTIAL

SCHEDULE A-1 JANUARY 1, 2022

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

		ROUND ALL FIGUR	RES BELOW TO THE N	EAREST DOLLAR.		-
	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	1-2-21 To 1-1-22				65	
14	1-2-20 To 1-1-21				50	
15	1-2-19 To 1-1-20				35	
16	Prior To 1-2-19	\$	\$	\$	20	\$
17	TOTAL POOL NUMBER 1					
	学结合 化生态。	POOL N	UMBER 2: (5 TO 8 YEA	AR LIFE)		第一段第一块。
18	1-2-21 To 1-1-22		400 000 00	100 000 00	40	0.11.710.00
19	1-2-20 To 1-1-21	603,216.00	166,230.00	436,986.00	56	244,712.00
20	1-2-19 To 1-1-20	510,939.00	42,253.00	468,686.00	42	196,848.00
21	1-2-18 To 1-1-19	18,640,309.00	9,022,500.00	9,617,809.00	32	3,077,699.00
22	1-2-17 To 1-1-18				24	
23	1-2-16 To 1-1-17				18	
24	Prior To 1-2-16	\$	\$	\$	15	\$
25	TOTAL POOL NUMBER 2	19,754,464.00	9,230,983.00	10,523,481.00		3,519,259.00
	1. C.	POOL NI	JMBER 3: (9 TO 12 YE	AR LIFE)		
26	1-2-21 To 1-1-22				40	
27	1-2-20 To 1-1-21				60	
28	1-2-19 To 1-1-20				55	
29	1-2-18 To 1-1-19				45	
30	1-2-17 To 1-1-18				37	
31	1-2-16 To 1-1-17				30	
32	3-2-15 To 1-1-16				25	
33	3-2-14 To 3-1-15				20	
34	3-2-13 To 3-1-14				16	
35	3-2-12 To 3-1-13			=	12	
36	Prior To 3-2-12	\$	\$	\$	10	\$
37	TOTAL POOL NUMBER 3					
2 14	。	POOL NUMB	ER 4: (13 YEAR AND L	ONGER LIFE)		AND
38	1-2-21 To 1-1-22				40	
39	1-2-20 To 1-1-21				60	
40	1-2-19 To 1-1-20				63	
41	1-2-18 To 1-1-19				54	
42	1-2-17 To 1-1-18				46	
43	1-2-16 To 1-1-17				40	
44	3-2-15 To 1-1-16				34	
45	3-2-14 To 3-1-15				29	
46	3-2-13 To 3-1-14				25	
47	3-2-12 To 3-1-13				21	
48	3-2-11 To 3-1-12				15	
49	3-2-10 To 3-1-11				10	
50	Prior To 3-2-10	\$	\$	\$	5	\$
51	TOTAL POOL NUMBER 4					
52	TOTAL ALL POOLS	19,754,464.00	9,230,983.00	10,523,481.00		3,519,259.00

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

	CLOSED BUSINESS						
Has this business closed?	Yes No	Date of business closure:					

Filing Basics:

- For the assessment date of January 1, 2022, IC 6-1.1-3-7.2 was amended to allow an exemption for taxpayers with less than \$80,000 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 16, 2022, and should include a reason for the request. The assessor may, at their discretion, approve or deny the request in writing.
- Personal property must be assessed in each taxing district where property has a tax situs.
- Inventory located in the State of Indiana is exempt and is not required to be reported per IC 6-1.1-1-11(b)(3).
- It is the responsibility of the taxpayer to obtain forms from the assessor and file a timely return. The forms
 are also available online at the Indiana Department of Local Government Finance's website at: www.in.gov/dlgf.
- If you hold, possess, or control not-owned personal property on the assessment date, you have a liability for the taxes imposed for that year unless you establish that the property is to be assessed to the owner. This is done by completing a Form 103-N, attaching it to the Form 103-Long, and filing it with the assessor. A taxpayer declaring the exemption on page one of this form may, as deemed necessary by the applicable assessor, need to file Form 103-O or Form 103-N, as applicable, to verify that the individual is the appropriate taxpayer to claim the exemption.

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

- Taxpayers who discover an error was made on their original timely filed personal property tax return have
 the right to file an amended return. The amended return must be filed within twelve (12) months of the due
 date or the extended due date (if up to a thirty (30) day extension was granted) of their original return.
 The deadline to amend this return, if no extension has been granted, is May 15, 2023.
- In order to reduce the possibility of an estimated assessment and failure to file a return penalty, taxpayers may elect to inform the assessor when personal property is moved out of a county.

Frequently Asked Questions:

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

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

B. How do I find out my NAICS number?

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

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

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

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



FORM 103-T

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

JANUARY 1, 20 22

For assessing officials only

INSTRUCTIONS: Attach and file with Form 103 Long.

	of owner (<i>please pr</i> nty Materials		County		
	ss where property is 2 South Indiar	The state of the s	DLGF taxing o	district n	umber
	SECTION I	REPORT OWNED SPECIAL TOOLS ON THIS SIDE INCLUDE - TOOLS, DIES, JIGS, PATTERNS, FIXTURES, ETC., OWNED	8	CHED	ULE I
LINE 1		s to the nearest dollar. ccial tools, dies, jigs, etc. (50 IAC 4.2-6-2)		\$	9230983
	NOTE: Divid	e Total Cost on Line (1) above into two categories as noted below.		TRU	JE TAX VALUE
2	CATEGORY I	Total Cost (Acquisitions since last assessment date) \$	X 30% =	\$	
3	CATEGORY II	Total Cost (Acquisitions prior to last assessment date) \$ 9230983	X 3% =	\$	276929
4	Total True Tax V	alue, Special Tools - to Form 103, Section A, Line 56		\$	276929

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

FORM 103-T	SCHEDULE II	JANUARY 1, 20
1	REPORT SPECIAL TOOLS POSSESSED BUT NOT OWNED ON THIS S INCLUDE - TOOLS, DIES, JIGS, PATTERNS, FIXTURES, ETC., NOT OW	
Name of person in posse	ession of property (please print or type)	County
Address where property	is located (number and street, city, state and ZIP code)	DLGF taxing district number
	res to the nearest dollar. pecial tools, dies, jigs, etc. not owned (if known) (50 IAC 4.2-6-2)	\$

ASSESSED TO OWNER ON FORM 103 Information return of all special tools not owned by this taxpayer but which were held, possessed, or controlled by this taxpayer as of January 1 of the current assessment year and that are to be reported for assessment on Form 103 by the owner. (Attach list if necessary.) DATE OF COST PER NAME AND ADDRESS LOCATION QUANTITY DESCRIPTION OF PROPERTY MANUFACTURE ACQUIRED 50 IAC 4.2 OF OWNER TOTAL



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

State Form 52503 (R19 / 12-21)
DEPARTMENT OF LOCAL GOVERNMENT FINANCE

JANUARY 1, 2022

FORM 103 - ERA

PRIVACY NOTICE

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

\$1778801

INSTRUCTIONS:

- 1. In order to receive a deduction, this schedule must be submitted with a timely filed Form 103-Long.
- A separate schedule must be completed and attached to Form 103-Long for each approved Form SB-1/PP for the abatement.
 Attach a copy of the applicable Form CF-1 to this schedule. First-time fillings 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.

	of taxpayer			5-1-1-		Name of contact person Rob Gilles							
	inty Materials Corp		(D. 1.1			E-mail address of contact person Telephone number							
	ddress (number and street, city, 2 South Indianapo			stown IN	46075	rob.gilles@countymateria						365	;
Coun			nship	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10010	-	Taxing District			Fax numb			
Boo		100000	100 DESCRIPTION OF THE	own-Per	rv	Name of the				()		
	ECTION 2			Comments have been	The second second	TON A	REA INFORMA	TION	Will Sale	HI SAN	- 1 SA	618	
	e of body designating the Econo	mic Revitaliz			REVITALIZAT	-	ution number	HON		I ength of	abatement (vear	s)
	itestown Town Cou		allon Alci	L		The state of	7-01			10	abatomone	jour	-7
	designation approved (month, o		[Date designation	on will terminate			Does re	esolution lin	Visit in the second	mount of ded	uctic	in?
	15/2016									-	equipment.		✓ No
Selection (C)	REPORT OF STREET	112157	4.54	ADATES	COLUDNENT	POOL	INC SCHEDIN		Cost and	/or/	Assessed val	ue	120-11-00
SI	ECTION 3	12 ST 19		ABATEL	DEQUIPMENT	PUUL	ING SCHEDUL	.E		(See 5) (S			
Th	ne total cost of depreciable a	ssets is to b	oe report	ed on Form	103-Long. This	sched	lule includes o	nly the	values at	tributable	to the nev	v m	anufacturing,
re	search and development,	logistical d	listributi	ion, and/or i	nformation tec	hnolo	gy equipment ı	ınder al	batement	per the r	esolution a	and	IC 6-1.1-12.1.
The	Minimum Value Detic conlic	o if Lino F2	Boy 1 - F	Enter amount s	shown on Line 53	3 of	Box 2 - Enter amo	unt show	n on Line !	52D Box	3 - Divide B	nx 1	by Box 2
	Minimum Value Ratio applies eater than Line 52D on page		Form 10		SHOWN ON EINO GO		of Form 103-Long		in on Emo		rry ratio 5 de		
Form	103-Long [IC 6-1.1-12.1-4.	5(g)]											
				POO	L NUMBER 1	(1 TO							
		103 Sch Colun Adjuste	nn C,	TTV%	True Tax \	√alue	Minimum \ Ratio (if appl (5 decimal p	icable)	Year	Year *	Percent		Deduction Claimed
13	1-2-21 To 1-1-22	\$		65%	\$				1		%	\$	
14	1-2-20 To 1-1-21			50%					2				
15	1-2-19 To 1-1-20			35%					3				
16A	1-2-18 To 1-1-19			20%					4				
16B	1-2-17 To 1-1-18			20%					5				
16C	1-2-16 To 1-1-17			20%					6				
16D	3-2-15 To 1-1-16			20%					7				
16E	3-2-14 To 3-1-15			20%					8				
16F	3-2-13 To 3-1-14			20%					9				
16G	3-2-12 To 3-1-13			20%					10				
	TOTAL POOL NUMBER 1	\$		2076	\$		_					\$	
17	No the second second				L NUMBER 2	/5 TO	8 YEAR LIFE)		-				
		103 Sch Colur Adjuste	nn C.		True Tax \		Minimum \ Ratio (if appl	licable)	Year	Year *	Percent		Deduction Claimed
18	1-2-21 To 1-1-22	\$	J. 0031	40%	\$		10 soundi p		1		%	\$	
19	1-2-21 TO 1-1-22	•		56%	7				2		1 70	-	
20	1-2-19 To 1-1-20	4024	92	42%	169047				3	5	60		101428
	- 10 to 5	8736		32%	279562	1			4	5	60		1677373
21	1-2-18 To 1-1-19	0100	010	24%	270002				5	-	00		1017010
22	1-2-17 To 1-1-18			18%					6				
23	1-2-16 To 1-1-17			100 100 100					7			\vdash	
24A	3-2-15 To 1-1-16			15% 15%									
24B	3-2-14 To 3-1-15								8				
24C	3-2-13 To 3-1-14			15%					9			\vdash	
24D	3-2-12 To 3-1-13	\$ 9138	807	15%	\$ 296466	8			10	-	19441	4	1778801
25	TOTAL POOL NUMBER 2	\$3130	001		₩ Z30400	0						Ι Φ	1110001

Page 1 of 2

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

8	ECTION 3 (continued)			D EQUIPMENT POOLI L NUMBER 3 (9 TO 12					
		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	1-2-21 To 1-1-22	\$	40%	\$		1		%	\$
27	1-2-20 To 1-1-21		60%			2			
28	1-2-19 To 1-1-20		55%			3			
29	1-2-18 To 1-1-19		45%			4			
30	1-2-17 To 1-1-18		37%			5			
31	1-2-16 To 1-1-17		30%			6			
32	3-2-15 To 1-1-16		25%			7			
33	3-2-14 To 3-1-15		20%			8			
34	3-2-13 To 3-1-14		16%			9			
35	3-2-12 To 3-1-13		12%			10			
37	TOTAL POOL NUMBER 3	\$	-	\$		#			\$
			POOL NUI	MBER 4 (13 YEAR AN					
		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	1-2-21 To 1-1-22	\$	40%	\$		1		%	\$
39	1-2-20 To 1-1-21		60%			2			
40	1-2-19 To 1-1-20		63%			3			
41	1-2-18 To 1-1-19		54%			4			
42	1-2-17 To 1-1-18		46%			5			
43	1-2-16 To 1-1-17		40%			6			
44	3-2-15 To 1-1-16		34%			7			
45	3-2-14 To 3-1-15		29%			8			
46	3-2-13 To 3-1-14		25%			9			
47	3-2-12 To 3-1-13		21%			10			
47									

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

44	· 自己性 () () () ()		1 1	SPECIAL TOOLIN	G				
Roi	and all figures to the nearest \$	1. Report only the cost of	Tru	ie Tax Value			Abatemer	nt	Deduction
aba	abated special tools, dies, jigs, etc. (50 IAC 4.2-6-2)		(Included on Form 103-T)		Year	Year *	Percent	Claimed	
S1	1-2-21 To 1-1-22	\$	30%			1		%	\$
S2	1-2-20 To 1-1-21	166230	3%	4987		2	5	60	2992
S3	1-2-19 To 1-1-20	42253	3%	1268		3	5	60	761
S4	1-2-18 To 1-1-19	9022500	3%	270675	The Minimum	4	5	60	162405
S5	1-2-17 To 1-1-18		3%		Value Ratio	5			
S6	1-2-16 To 1-1-17		3%		Applicable To	6			
S 7	3-2-15 To 1-1-16		3%		Special Tooling	7			
S8	3-2-14 To 3-1-15		3%			8			
S9	3-2-13 To 3-1-14		3%			9			
S10	3-2-12 To 3-1-13		3%			10			
S11	TOTAL SPECIAL TOOLING	\$ 9230983	-	276930	S ne :				\$166158

SUB-TOTAL POOLS 1 AND 2 (from Page 1)		\$1778801
SUB-TOTAL POOLS 3 AND 4 (from above)		
SUB-TOTAL SPECIAL TOOLING (from above - Line S11)		166158
TOTAL ALL POOLS AND SPECIAL TOOLING		\$1944959
LIMIT ON AMOUNT OF ABATEMENT STATED IN RESOLUTION	Cost \$	^{AV} S
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.)		_{\$} 1944959

bsolescence	claimed	on	Form	106?	Yes	V	N

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

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

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

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R6 / 12-21) 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, 2022

- 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 16, 2022, 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.

SECTION 1 Name of taxpayer		TAXPAYER II	NFORMATI	JN	DEM LINE	and the second second	No. policy			
Weaver Popcorn Company, Inc.						County				
Address of taxpayer (number and street, city, state, and Z	ID code)					Boone				
4485 S Perry Worth Rd, Whitestown, IN 460						DLGF taxing district 06019	ct number			
Name of contact person	10	Late 1								
Debbie Dillinger ddillinger@deloitte.com						Telephone number				
SECTION 2	LOCATIO	N AND DECC	-			(412) 338	-7440	C/5/0/2/2017 PS 0		
Name of designating body	LUCATIO	N AND DESC		F PROPERTY ion number		Estimated start day	o (month, day	(voas)		
Whitestown Redevelopment Commission			2014-			Estimated start date 4/1/2014	e (month, da)	y, year)		
Location of property			2014	00	1	Actual start date (r	nonth day w	221		
4485 S Perry Worth Rd, Whitestown, IN 460	75					Actual start date (1	nonin, day, ye	:01)		
Description of new manufacturing equipment, or new rese equipment, or new logistical distribution equipment to be	and and day	lopment equipme	nt, or new in	ormation technology	gy	Estimated complet	ion date (mor	nth, day. year)		
Manufacturing equipment used for		5/31/2014								
						Actual completion	date (month,	day, year)		
manufacturing/storage/handling/d	elivery									
SECTION 3		EMPLOYEES	AND SALA	RIES				EN SARRY		
EMPLOYEE	S AND SALA	RIES			AS EST	IMATED ON SB	-1 A	CTUAL		
Current number of employees	Antonia de la companya del companya del companya de la companya de					378		382		
Salaries	house, and a					24.28		21.67		
Number of employees retained			The property of			378 378				
Salaries						24.28 21.67				
Number of additional employees		40		4						
Salaries		Additionally in State of Lands		Service Property		21.13		21.67		
SECTION 4		COST AN	D VALUES	La company of the second			Andrea			
	MANUFA EQUII	CTURING PMENT	R&DE	QUIPMENT	LOGIST DIST IT EQUIPMEN					
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values before project		ALC: U.S. A. C.						VALUE		
Plus: Values of proposed project	14,880,000	14,880,000					120,000	120,000		
Less: Values of any property being replaced	The section of		Land Control					120,000		
Net values upon completion of project	14,880,000	14,880,000	And the second		No.		120,000	120,000		
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED	COST	ASSESSED	COST	ASSESSED		
Values before project		VALUE		VALUE	to a series	VALUE	COST	VALUE		
Plus: Values of proposed project	57,502,544	17,263,325								
Less: Values of any property being replaced										
Net values upon completion of project	57,502,544	17,263,325								
NOTE: The COST of the property is confidential					The state of the s					
SECTION 5 WASTE CO	NVERTED A	ND OTHER BE	ENEFITS P	ROMISED BY	THE TAXPA	YER				
WASTE CONVERTED Amount of solid waste converted	AND OTHER	RBENEFITS			AS ESTIM	ATED ON SB-1	AC	TUAL		
Amount of hazardous waste converted	Angle on the	NEW TOTAL								
Other benefits:										
SECTION 6			والتعليف							
The state of the s		TAXPAYER C	ERTIFICA	TION						
I hereby certify that the representations in this s	statement are	true.								
Signature of authorized representative		T	itle			Date signed (mon	th day year			
			Managing D			I Silve (mon	, day, year)			

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

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

- 1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- 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, including the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
- Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable effort to comply, 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.

No house reviewed the CE 1 and End that		
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)		
easons for the determination (attach additional sheets if necessary)		
ignature of authorized member		Date signed (month, day, year)
ttested by:	Designating body	
If the property owner is found not to be in substantial compliance, the p time has been set aside for the purpose of considering compliance.	property owner shall receiv	ve the opportunity for a hearing. The following date and
ime of hearing AM Date of hearing (month, day, year) Locat	ion of hearing	
HEARING RESULTS (o be completed after the	hearing)
☐ Approved	Company of the Compan	struction 5 above)
teasons for the determination (attach additional sheets if necessary)		
ignature of authorized member		
grature or authorized member		Date signed (month, day, year)
ttested by:	Designating body	
APPEAL RIG	HTS [IC 6-1.1-12.1-5.9(e)	
		ng body's decision by filing a complaint in the office of the