## RESOLUTION NO. 2022-\_\_\_18\_\_

# A RESOLUTION OF THE TOWN OF WHITESTOWN, INDIANA DECLARING AN ECONOMIC REVITALIZATION AREA FOR REAL PROPERTY TAX ABATEMENT

### INDIANAPOLIS LOGISTICS PARK NORTHWEST LAND, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and "Town", respectively) has thoroughly studied and been advised by Indianapolis Logistics Park Northwest Land, LLC ("ILPNL") of a proposed revitalization program which includes the construction of three speculative warehouse buildings designated as Building II (189,280 square feet), Building III (189,280 square feet) and Building IV (229,840 square feet) (collectively, the "Project"), to be located generally off of Perry Worth Road just south of CR 500S in the Town (the "Site"); and

WHEREAS, the Site is located in the Town and is more particularly described in <u>Exhibit A</u> attached hereto (such Site, hereinafter, the "Area"); and

WHEREAS, the Town Council has received from ILPNL for the Area (i) for the Project a Statement of Benefits Real Estate Improvements for each of the buildings, attached hereto as <u>Exhibit</u> <u>B</u>, and other supporting application documentation in connection therewith and incorporated herein by reference (collectively, the "ILPNL Application") and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act has been enacted to permit the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, ILPNL anticipates increases in the assessed value of such real property in the Area from the proposed redevelopment or rehabilitation of real property, as described in the ILPNL Application, and has submitted the ILPNL Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds, based upon the ILPNL Application, that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the designation of the area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town Council has reviewed the information brought to its attention, including the ILPNL Application, and hereby determines that it is in the best interest of the Town to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing ILPNL a ten (10) year traditional real property tax deduction for the Project pursuant to the Act and the schedule herein set forth; and

WHEREAS, the Town of Whitestown Redevelopment Commission has reviewed and considered the ILPNL Application and the request for tax abatement set forth therein and has adopted its resolution approving the same and recommending approval by the Town Council; and

WHEREAS, this resolution shall be subject in all respects to adoption by the Town Council of a confirming resolution, following a public hearing thereon, all in accordance with the Act (the "Confirmatory Resolution");

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

1. The Area is hereby declared an "economic revitalization area" under Section 2.5 of the Act and designated the "Whitestown ILPNL ERA", subject to a public hearing, the adoption of the Confirmatory Resolution by the Town Council and other requirements of the Act.

2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that ILPNL shall be entitled to a real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is constructed and improved as contemplated by and reflected in the ILPNL Application as filed with the Town Council, with such abatements to be in accordance with the following 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%

Real Property

3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the economic revitalization area.

4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. The Area shall cease to be designated an economic revitalization area on January 1, 2037.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the ILPNL Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- d. the totality of benefits is sufficient to justify the deduction.

8. As an inducement for ILPNL to invest in the Area, the ILPNL Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

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

10. This Declaratory Resolution shall take effect upon its adoption.

PASSED AND ADOPTED on the 10<sup>th</sup> day of August, 2022, by the Town Council of the Town of Whitestown, Indiana, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ against.

TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA

Clinton Bohm, President

ATTEST:

Matt Sumner, Clerk-Treasurer Town of Whitestown, Indiana

# EXHIBIT A

# Description of the Area and Map

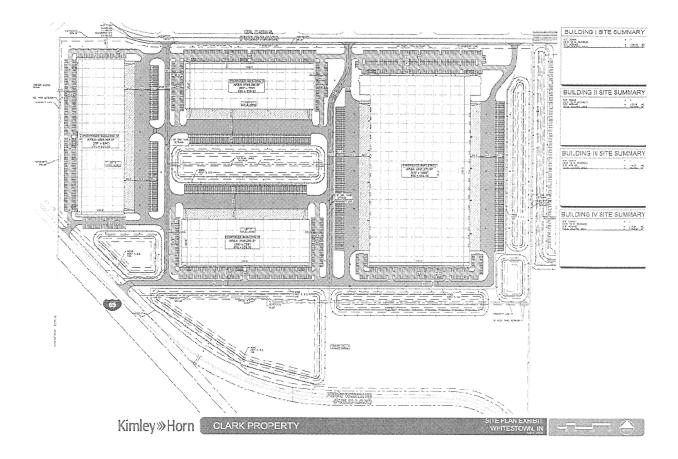
## Location:

Generally off of Perry Worth Road just south of CR 500S in the Town

Tax Parcel Numbers:

06-07-36-000-028.000-020 06-07-36-000-033.000-020 06-07-36-000-035.000-020 06-07-36-000-031.000-020 06-07-36-000-031.002-020 06-07-36-000-031.001-020

Map:



# <u>Exhibit B</u>

ILPNL Application (including Statement of Benefits)



### TOWN OF WHITESTOWN, INDIANA

#### APPLICATION FOR REAL PROPERTY TAX ABATEMENT

#### Instructions and Procedures

Indiana state law requires that this application for real property tax abatement and statement of benefits form (SB-1/RP) be submitted to the Town of Whitestown, Indiana (the "Town") prior to the initiation of the project. Additionally, final approval of the application must be obtained from the Town before starting the construction of real property improvements for which tax abatement is being requested.

The completed application, including all attachments and forms, and fees should be submitted to:

Town of Whitestown Attn: Mr. Jason Lawson, Town Manager 6210 Veterans Drive Whitestown, Indiana 46075 Office: (317) 732-4530 Mobile: (317) 450-5113 Fax: (317) 769-6871 E-Mail: jlawson@whitestown.in.gov

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

#### Fees

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting real property tax abatement will be required to execute a Memorandum of Understanding with the Town prior to consideration of the tax abatement request, the form of which memorandum is included with this application.

Any requests for additional information or questions should be directed to the following:

Town of Whitestown Attn: Mr. Jason Lawson, Town Manager 6210 Veterans Drive Whitestown, Indiana 46075 Office: (317)732-4530 Mobile: (317) 450-5113 Fax: (317) 769-6871 E-Mail: jlawson@whitestown.in.gov

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

1. Name of the company for which personal property tax abatement is being requested: Indianapolis Logistics Park Northwest Land, LLC.

2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:

Name and Title: Ryan Gallmeyer, VP Development

Address: 8888 Keystone Crossing, Suite 1150, Indianapolis, IN 46240

Telephone: <u>317-503-0276</u>

E-Mail Address: rgallmeyer@ambrosepg.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: Ryan Gallmeyer, VP Development

Address: 8888 Keystone Crossing, Suite 1150, Indianapolis, TN 46240

Telephone: <u>317-503-0276</u>

E-Mail Address: rgallmeyer@ambrosepg.com

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

- a) Street Address:

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: \$837,100 total for all 6 parcels.

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

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

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

9. What is the size of the facility to be improved or constructed? Building II (189,280 sqft), Building III (189,280 sqft), Building IV (229,840)

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

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

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

\_\_\_\_Yes X\_No

13. What is the anticipated date for construction to begin?  $\frac{6}{1}/2023$ 

14. What is the anticipated date for project completion? <u>12/31/2024</u>

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

\_\_\_\_Yes \_\_\_\_No

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

N/A

4

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? <u>\$30,041,440 (Using roughly \$48/ft)</u>

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

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

Skilled <u>N/A</u>	Average hourly wage rate for skilled positions
Semi-skilled <u>N/A</u>	_Average hourly wage rate for semi-skilled positions
Clerical <u>N/A</u>	Average hourly wage rate for clerical positions
Salaried <u>N/A</u>	Average salary (per hour) for salaried positions
TOTAL NUMBER O N/A	F EXISTING EMPLOYEES (permanent and full-time)
	rt-time hourly employees by skill level (include average uding benefits and overtime)
Skilled N/A	Average hourly wage rate for skilled positions

Semi-skilled <u>N/A</u> Average hourly wage rate for semi-skilled positions

Clerical N/A Average hourly wage rate for clerical positions \_\_\_\_\_

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time) N/A

- c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.)<u>N/A</u>
- d) Summary of benefits for existing and new employees.

b)

	N/A	
	Adapta and Managements and Andre Angele Managements and Angele Managements and Angele An	
e)	Number of created full-time permanent hourly employees by skill level (in	achide
	average hourly wage rate excluding benefits and overtime)	

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

	Clerical	Average hourly wage rate for clerical positions	
	Salaried	Average salary (per hour) for salaried positions	
	TOTAL NUMBER (	DF NEW EMPLOYEES (permanent and full-time)	
f)	Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions	
	Semi-skilled	_Average hourly wage rate for semi-skilled positions	
	Clerical	Average hourly wage rate for clerical positions	
	Salaried	Average salary (per hour) for salaried positions	
	TOTAL NUMBER OF NEW EMPLOYEES (part-time)		
g)	What is the total dolla	ar amount to be spent on new salaries? <u>\$1,518,566.40</u>	
h)	when new employee positions are expected to be filled.		

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

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

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

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

*** **************************	% 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%

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

### I. Projected Current Conditions Without Abatement

	А.	Current Annual Real Property Taxes:	\$12,369.92
	В.	Projected 10-Year Total:	\$123,699.21
II.	Pro	jected Conditions With Abatement	
	А.	Projected 10-Year Real Property Taxes:	\$3,496,990
	В.	Projected 10-Year Abatement:	\$3,234,000
III.		<u>Projected Total (Assumes Abatement</u> <u>Granted)</u>	
	А.	Total Amount Abated:	<u>\$3,234,000</u>
	В.	Total Taxes to be Paid:	\$3,496,990

Note: Attach Worksheets

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

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

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

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. TBD

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

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. <u>The developer plans to use local firms for</u> construction/operation when feasible

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

27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)?

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

### CHECKLIST OF ATTACHMENTS:

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

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

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

Signature of Owner or Authorized Representative

Grant Goldman, Authorized Representative

Title

July 27, 2022

Date

STATE OF <u>Indiana</u> COUNTY OF <u>Marion</u>

SS:

22 Before me, the undersigned Notary Public, this 27<sup>th</sup> day of July \_\_\_\_\_, 2014, personally appeared Grant Goldman \_\_\_\_\_ and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

LAUREN REINKING Notary Public - Seal Marion County - State of Indiana Commission Number NP0742043 My Commission Expires Jun 27, 2030

ennkir And

Lauren Reinking, Notary Public Residing in Marion County, Indiana

My commission expires:

Tune 27, 2030

Attachments.

Legal Description and Map

Parcels	Legal
06-07-36-000-031.001-020	PT NW NW 36-18-1E 3.24 ETTER/ 518
06-07-36-000-031.002-020	PT NW NW 36-18-1E 11.49A
06-07-36-000-031.000-020	PT NW NW 36-18-1E 4.81A
06-07-36-000-035.000-020	PT NW 36-18-1E 45.20A
06-07-36-000-033.000-020	PT E1/2 NW 36-18-1E 28.79A
06-07-36-000-028.000-020	PT E1/2 NW 36-18-1E 17.87A

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

Indianapolis Logistics Park Northwest Land, LLC plans to construct 4 speculative buildings at the location specified on the below map. The buildings, when completed, will house Light Manufacturing/Warehousing/Distribution operations that will support increased capital investment and jobs in Whitestown.

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

Indianapolis Logistics Park Northwest Land, LLC plans to construct 4 speculative buildings at the location specified. The buildings, when completed, will house Light Manufacturing/Warehousing/Distribution operations that will support increased capital investment and jobs in Whitestown. The project will bring increased tax revenue to the town

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

The approval of property tax abatement is integral to this development. Without approval, the development would need to reconsider location, timing, and quality of the speculative buildings.

19.

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

## TAX ABATEMENT ANALYSIS & SUMMARY

COMPANY:	Ambrose, Whitestown Building II, III & IV	Date:	26-Jul-22	
PROJECT ADDRESS:	0	COUNTY:	Boone	
INVESTMENT	Total Abated Non Abated	TOWN/TOWNSHIP:	Perry/Whitestown Corporation	
(real):	<u>\$30,041,440</u> <u>\$</u> 30,041,440 <u>\$</u> -	DISTRICT #:	06020	
INVESTMENT (personal):	ι <u>\$0</u> <u>\$</u>	TAX RATE:	0.027185	
		Referendum Rate: (net subject to Cap)	0.002855	

				T	AXE	S PAID AN	D AI	BATED						
		R	eal				Pe	sonal				TO	TAL	
Year		Abated		Paid		Abated			Paid			Abated		Paid
Yr 1	\$	197,590	\$	-	\$			\$		-	\$	197,590	\$	-
Yr 2	\$	643,460	\$	9,880	\$		-	\$		-	\$	643,460	\$	9,880
Yr 3	S	591,030	\$	62,310	\$		-	\$		-	\$	591,030	\$	62,310
Yr 4	\$	493,030	\$	160,310	\$		-	\$		-	\$	493,030	\$	160,310
Yr 5	\$	395,030	\$	258,310	\$		-	\$		-	\$	395,030	\$	258,310
Yr 6	\$	306,910	\$	346,430	\$		-	\$		-	\$	306,910	\$	346,430
Yr 7	\$	241,570	\$	411,770	\$		-	\$		-	\$	241,570	\$	411,770
Yr 8	\$	176,240	\$	477,100	\$		-	Ş		-	\$	176,240	\$	477,100
Yr 9	\$	110,910	Ş	542,430	\$		-	\$		-	\$	110,910	\$	542,430
Yr 10	\$	55,450	\$	597,890	\$		-	\$		-	\$	55,450	\$	597,890
Yr 11	\$	22,780	\$	630,560	\$		-	\$		*	\$	22,780	Ş	630,560
Yr 12	\$	-	\$	-	\$		-	\$		-	\$	-	\$	
Yr 13	\$	-	\$	-	\$		*	S		~	\$	-	\$	-
Yr 14	Ş	~	\$	-	\$			\$		~	\$	-	\$	÷.
Yr 15	\$	-	\$	-	\$		-	\$			\$		Ş	-
Yr 16	\$	-	69	-	\$		-	\$		-	\$		\$	τ.
Yr 17	\$	4	S	-	\$		-	Ş		~	\$	-	\$	<u>.</u>
Yr 18	\$	-	\$	-	\$		-	\$		~	\$	-	\$	
Yr 19	\$	~	\$	-	\$			\$			<u>ş</u>	-	\$	-
TOTALS	\$	3,234,000	<u>\$</u>	3,496,990	\$		-	\$		**	<u>\$</u>	3,234,000	\$	3,496,990

Tax Abatement Model Estimates

Assumptions

1) For new construction, construction as a % of real cost is assumed to be 90% if the price of land is included or 100% if it is not.

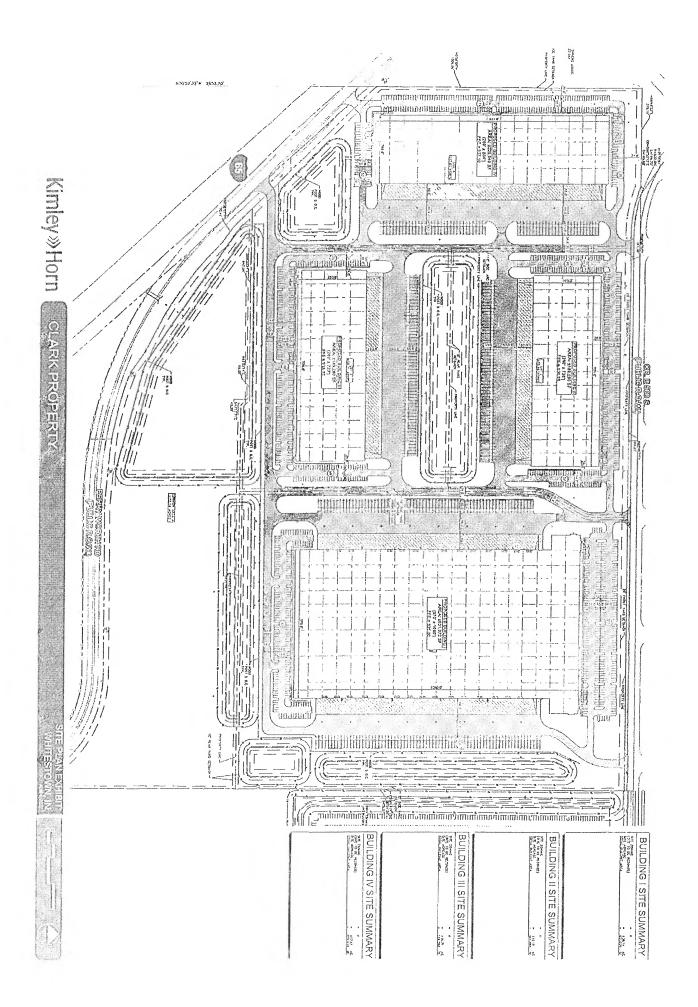
2) In order to provide a conservative estimate, the Indianapolis Region assumes the assessed value of the real property is 80%.

Please note that the assumed percentage may vary in other communities.

Equipment is depreciated based on the most common depreciation pool. Some equipment may qualify for varying amounts

4) This model assumes no changes in assessed value of Real Estate over the term of the abatement

https://ksmcpa.sharepoint.com/sites/SALTDOCS/Documents/Clients/Ambrose Property Group/Whitestown, IN --2022/Base\_Abatement\_Model (21 pay 22 rates) Combined.xlsx



## TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the 30th day of June, 2022 ,-2020; and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by Indianapolis Logistics ("Applicant") Park Northwest Land, LLC

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

### RECITALS

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

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

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

#### AGREEMENT

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

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

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

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

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

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

APPLICANT Indianapolis Logistics Park Northwest Land, LI

Signed:

Printed: Grant Goldman

Its: \_\_\_\_\_ Authorized Representative

Address:8888 Keystone Xing, Ste 1150 Indianapolis, IN 46240

TOWN OF WHITESTOWN

Clinton Bohm, Town Council President

# <u>Exhibit A</u>

Tax Abatement Application

The State at							
		MENT OF BENEFITS				2	5 PAY 20 26
	State Form	51767 (R7/1-21)				FO	/ Real Property
1813	Prescribed	by the Department of Local	Government Finance			P	VACY NOTICE
		mpleted for real property that			one box):	Any in	on concerning the cost and specific salaries
Residential	ly distressed	abilitation of real estate impro d area (IC 6-1.1-12.1-4.1)	ovements (IC 6-1.1-12.1-4	1)		paid to In p p IC 6	d al employees by the Is confidential per .1.
<ul> <li>information submilled to</li> <li>The stateweld</li> <li>To obtain a made or no failed to file</li> <li>A property of Property sh IC 6-1.1-12.</li> </ul>	ent must be from the ap o the design ent of benef opment or re deduction, a t tator than a deductior owner who f ould be atta 1-5.1(b)	e submitted to the body design plicant in making its decision along body BEFORE the red fits form must be submitted to ehabilitation for which the per a Form 322/RE must be filed thirty (30) days after the asso application within the prese ites for the deduction must pu- ched to the Form 322/RE wh	a about whether to design levelopment or rehabilitati o the designating body an rson desires to claim a de twith the county auditor b essment notice is mailed to ribed deadline may file ar rovide the county auditor hen the deduction is first o	ate an Economic Revitaliz ion of real property for whi nd the area designated an duction. efore May 10 in the year i to the property o 1 application between Jani and designating body with claimed a	ration Area. O ich the person economic revi n which the ac " uary 1 and Ma n a Form CF-1.	wishes to clain Ialization Idition to y 10 of a subse (Real Property.	s st A a de ), the initiation of q T
deduction a remains in e	llowed. Fo	Property that is approved a r a Form SB-1/Real Property 1.1-12.1-17	y that is approved prior t	o July 1, 2013, the abate	ment s	su an anderne	n each body
SECTION			TAXPAYER I	NFORMATION			
Name of taxpaye		Pork Northwest Duildin	all LLC and/or role	tad antitlas and its s	cione		
Address of taxpa	yer (number i	s Park Northwest Buildir and street, city, state, end ZIP co	de)		signs		
		rossing, Suite 1150, I	Indianapolis, IN 46	6240			
Name of contact				Telephone number		E-mail address	
Grant Gold	NUT CONTRACTOR AND AND AND AND AND		and a second	(317) 573-4600		ggol	
SECTION 2		LOC	ATION AND DESCRIPTI	ON OF PROPOSED PRO	where a first of the second se		
Name of design- Whitestow		Council				Resol tion numb	
Location of prope				County		DLGF taxi	
				Boone		06020	
		provements, redevelopment, or r				Es	
06-07-36-000	-028.000-02	ng a building of approximatel 20, 06-07-36-000-033.000-02 20, 06-07-36-000-031.001-02	20, 06-07-36-000-035.000			6/1/2023 Es \ 12/31/2024	dəy, year) 1
	Real Parts	-		NES AS RESULT OF PRO			+
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0.00		\$0.00	0.00	\$0.00	13.00		\$486,720.00
	and the second		Annual second	VALUE OF PROPOSED	DRONEGT	+z &	and the second
SECTION 4		EST M	ATED ROTARCOST AND				
SECTION 4		LESTIM.	ATED TOTAL COST AND			PROVEMENT	6
SECTION 4	1	ESTM	ATED TOTAL COST AND				S ALUE
Current valu	es		ATED TOTAL COST AND	REA		PROVEMENT	
Current valu Plus estimat	es ed values o	f proposed project	ATED TOTAL COST AND	REA		PROVEMENT	
Current valu Plus estimat Less values	es ed values o of any prop	f proposed project erty being replaced	ATED TOTAL COST AND	REA	AL ESTATE IM	PROVEMENT	
Current valu Plus estimat Less values Net estimate	es ed values o of any prop ad values up	f proposed project		REA COST	9,464,000.00	PROVEMENTS A	
Current valu Plus estimat Less values Net estimate SI-CHION-5	es ed values o of any prop ad values up	f proposed project erty being replaced oon completion of project		REA COST	9,464,000.00	PROVEMENTS	
Current valu Plus estimat Less values Net estimate SI-CHION-5	es ed values o of any prop ad values up	f proposed project erty being replaced oon completion of project WASTECO		REA COST BENERIS PROMISED B	9,464,000.00	PROVEMENTS	
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Current valu Plus estimat Less values Net estimate SECUENTS Estimated se	es ed values o of any prop ad values up	f proposed project erty being replaced oon completion of project WASTECO		REA COST BENERIS PROMISED B	9,464,000.00	PROVEMENTS	
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	See Steller	FORUSEOFTH	e designating e	•)5)/	
We find that the applicant meets th under IC 6-1.1-12.1, provides for t			dopted or to be ado	pted by this body. S	Sald resolution, passed or to be passed
A. The designated area has b expires is	een limited to a pe NOTE	riod of time not to exe I: This question addre	ceed esses whether the re	calendar years* (si asolution contains a	eo below). The date this designation n expiration date for the designated area.
<ul> <li>B. The type of deduction that i</li> <li>1. Redevelopment or rehab</li> <li>2. Residentially distressed a</li> </ul>	vilitation of real esta	*	ed to: Yes N Yes N		
C. The amount of the deduction	on applicable is limi	ted to \$	,		
D. Other limitations or conditio	ns (specify)				
E. Number of years allowed:	Year 1	Year 2 Year 7	☐ Year 3 ☐ Year 8	☐ Year 4 ☐ Year 9	☐ Year 5 (* see below) ☐ Year 10
<ul> <li>F. For a statement of benefits</li> <li>Yes No</li> <li>If yes, attach a copy of the a lf no, the designating body i</li> <li>We have also reviewed the information determined that the totality of benefities</li> </ul>	abatement schedul is required to estab ation contained in t	e to this form. fish an abatement sc he statement of bene	hedule before the do	eduction can be det	ermined.
Approved (signature and title of authorized	I member of designet	ing body)	Telephone number		Date signed (month, day, year)
Printed name of authorized member of des	signating body		Name of designatin	g body	
Attested by (signature and title of attester)			Printed name of att	esler	
<ul> <li>A. For residentially distressed a</li> <li>6-1.1-12.1-4.1 remain in efference</li> <li>2013, the designating body is deduction period may not ex</li> <li>B. For the redevelopment or reion</li> </ul>	duction to a numbe areas where the Fo ect. The deduction is required to estat- cceed ten (10) year habilitation of real esignating body rea	r of years that is less orm SB-1/Real Prope period may not excee lish an abatement so s. (See IC 6-1.1-12.) oroperty whore the Fi mains in effect. For a	than the number of rty was approved pri- ed five (5) years. Foi hedule for each ded 1-17 below.) orm SB-1/Real Prop- Form SB-1/Real Prop-	years designated u or to July 1, 2013, t r a Form SB-1/Real uction allowed. Exc erty was approved p operty that is approv	he deductions established in IC Property that is approved after June 30, sept as provided in IC 6-1.1-12.1-18, the prior to July 1, 2013, the abatement red after June 30, 2013, the designaling
section 4 or 4.5 of this chapter an a	batement scheduk mount of the taxpa er of new full-time e	based on the follow yer's investment in re quivalent jobs create	ing factors: al and personal proj	perty.	a and that receives a deduction under

	STATEMENT OF BENEFITS REAL ESTATE IMPROVEM		2	PAY 20 27			
	Stale Form 51767 (R7 / 1-21)					FORM	/ Real Property
1810	Prescribed by the Department of Local					Р	NOTICE
Redevelopr	is being completed for real property tha nent or rehabilitation of real estate impro y distressed area (IC 6-1.1-12.1-4.1)			na Code ( <i>check o</i>	ne box):	Any inform o paid to indivi property over	ncerning the cost specific salaries mployees by the confidential per
information submitted to 2. The statem the redevel 3. To obtain a made or no failed to file 4. A property of Property of Property sh IC 6-1.1-12. 5. For a Form deduction a remains in e	ent must be submitted to the body desig from the applicant in making its decision o the designating body BEFORE the rea ent of benefits form must be submitted the opment or rehabilitation for which the pe doduction, a Form 322/RE must be filed I later than thirty (30) days after the ass a deduction application within the presc owner who files for the deduction must p ould be attached to the Form 322/RE wit 1-5.1(b) SB-1/Real Property that is approved a llowed. For a Form SB-1/Real Propert offect. IC 6-1.1-12.1-17	n about whather to design levelopment or rehabilita o the designating body rson desires to claim a d I with the county auditor I essment notice is mailed ribed deadline may file a rovide the county auditon then the deduction is first after June 30, 2013, the ly that is approved prior	nale an Ec tion of real nd the areal eduction. before May to the proj n applicati r and desig claimed ar designatii to July 1,	onomic Revitaliza property a designated an e v 10 in the year in perty owner if it w on between Janua mating nd then updated a ng body is require 2013, the abatem	tion Area. O conomic revi which the ad as m ary 1 and Ma nnually for e ad to establi.	Therwise, tì talization area dit' y 10 of a subsequ ach year the dedu sh an abatement si	
Sciences and second s		· TAXPAYER	MEORIMA	TION			
Name of taxpaye				Han coult	alau		
· ·	s Logistics Park Northwest Buildin		lated enti	ities, and its as	signs		
	yer (number and street, city, state, and ZIP co stone Crossing, Suite 1150,		3240				
Name of contact	0		JZ40 Telephone	numbar		E-mail address	
Grant Gold				573-4600		g	com
SECTION 2		ATTON AND DESCRIPT	and the second se		-Televille		Com
ame of designa	ling body		CARCEARY.	KING CINTARI COPI	and the second sec	Resolution number	
	n Town Council						
Location of prope	rty		County Boone			DLGF taxing d' 06020	
Description of rea	al property improvements, redevelopment, or r	chabilitation (use additional				Estimated st	day, year)
Ambrose will I	ce developing a building of approximatel 028.000-020, 06-07-36-000-033.000-02	ly 189,280 SF (Building I	II), Current	parcel numbers a	are	6/1/2024	nlh, day, year)
06-07-36-000	031.002-020, 06-07-36-000-031.001-02	20				12/31/2025	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
SECTION 3	ESTIMATE OF EN	PLOYEES AND SALA	RIES AS R	ESULT OF PROP	0)SED)(:);(0)	JECT 44 Sty	
Current Number	Salaries	Number Retained	Salanes		Number Addi	ional Sata	
0.00	\$0.00	0.00	\$0.00	the second of the second se	13 00		,720.00
SECTION 4	ESTIM	ALEDAOTALCOENAN	DAVALUE	CONTRACTOR OF A CONTRACTOR OFICIA OFICIA CONTR	A B La cargo de competencia de Cardada en		
					ESTATE IM	PROVEMENTS	
Current valu	00			COST		A	
	ed values of proposed project			(	,464,000.00		
	of any property being replaced						
	d values upon completion of project						
SECTION 5	WASTE CO	QV=:HEDAND.OHHER	BENEFIL	SPR	XP	VER AN 2	
Estimated so	blid waste converted (pounds)		Estimate	ed hazardous was	te converted	(pounds)	
Olher benefits							
SECTION 6		A TARAYER OF	- CHEOM	ÓN 🔔 👘	den den soor		
	rtify that the representations in this s						and a second
-	prized representative	a contract of the contract of the			C	ale s'	
	A					7/2-16	
	uthérized representativa			Tille		1 /	
Grant Goldm	ian			Authorized Re	epresentati	ve	

		NROKUSEORAI:	DANAMARE	0))/			
We find that the applicant meets 0 under IC 6-1.1-12.1, provides for t			dopted or to be ado	pled by this body. S	aid resolution, passed or to be passed		
A. The designated area has b expires is	een limited to a per . NOTE	iod of time not to exe ; This question addre	ceed esses whether the n	calendar years* (se asolution contains a	e below). The date this designation n expiration date for the designated area.		
<ul> <li>B. The type of deduction that in the type of deduction that in the type of type of type of the type of the type of ty</li></ul>	ilitation of real esta		ed to: Yes N Yes N				
C. The amount of the deduction	n applicable is limit	ted to \$					
D. Other limitations or conditio	ns (specify)						
E. Number of years allowed:	Year 1	Year 2 Year 7	☐ Year 3 ☐ Year 8	Year 4	☐ Year 5 (* see below) ☐ Year 10		
F. For a statement of benefits Yes No If yes, attach a copy of the a If no, the designating body We have also reviewed the inform determined that the totality of bene	abatement schedul is required to estab ation contained in ti	e to this form. lish an abatement sc he statement of bene	hedule before the d	eduction can be det	ermined.		
Approved (signature and little of authorized	I member of designati	ing body)	Telephone number		Date signed (month, day, year)		
			()				
Printed name of authorized member of det	signaling body		Name of designati	ig body			
Attested by (signature and tille of attester)			Printed name of at	lester			
taxpayer is entitled to receive a de	duction to a numbe	r of years that is less	than the number of	years designated u			
<ul> <li>A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-4.1 remain not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)</li> <li>B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property that is approved after June 30, 2013, the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)</li> </ul>							
section 4 or 4.5 of this chapter an a (1) The total a (2) The numb (3) The average	ibatement schedule imount of the taxpa er of new full-time e ge wage of the new iructure requirement tement of benefits a er this chapter. An Jed in IC 6-1.1-12.1 ed for a particular ta	e based on the follow yer's investment in re equivalent jobs create <i>v</i> employees compare its for the taxpayer's approved after June abatement schedule -18, an abatement s axpayer before July	ing factors: eal and personal pro ed to the state minin investment. 30, 2013. A designa must specify the pe chedule may not ex L 2013, remains in a	perty. num wage. tling body shall estat reentage amount of ceed ten (10) years.	the deduction for each year of		

Redevelopment or rehabilitation of real estate improvements (IC 6-1 1-12 1-4)	20 26 PAY 20 27
State Form 51767 (R7 / 1-21) Prescribed by the Department of Local Government Finance This statement is being completed for real property that qualifies under the following Indiana Code ( <i>check one box</i> ):	
This statement is being completed for real property that qualifies under the following Indiana Code ( <i>check one box</i> ): $\square$ Redevelopment or rehabilitation of real estate improvements (IC 6-1, 1-12, 1-4)	FORM SB-1 / Real Property
Redevelopment or rehabilitation of real estate improvements (IC 6-1 1-12 1-4)	PRIVA NOTICE
Residentially distressed area (IC 6-1.1-12.1-4.1)	Any information rning the cos o ecific salaries paid to individua oyees by the property ow dential per IC 6.1 1-12
<ol> <li>This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the origination from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person v.</li> <li>The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization the redevelopment or rehabilitation of real property for which the person v.</li> <li>The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization the redevelopment or rehabilitation for which the person designates to claim a deduction.</li> <li>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 made or not later than thirty (30) days after the essessment notice is mailed to the property owner if it was mailed after April failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a A property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year IC 6-1.1-12.1-5.1(b)</li> <li>For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an aid deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule appr remains in effect. IC 6-1.1-12.1-17</li> <li>SECTION</li> <li>Name of taxpayer</li> <li>Indianapolis Logistics Park Northwest Building IV, LLC, and/or related entities, and its assigns</li> <li>Address of taxpayer (number and street, city, state, and ZIP code)</li> <li>8888 Keystone Crossing, Suite 1150, Indianapolis, IN 46240</li> <li>Name of contact person</li> </ol>	se, th on area before the Ini on of to ass is 1 10. A p per who f a subsequ Property, CF-1/Real ar the deducti is applicable. ah te ent sch each body
	lman@amb
SECTION 2	
	fon number
Whitestown Town Council	
Location of property County DLGF tax Boone 06020	axing distri 20
Location of property         County         DLGF tax           Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)         Estimated           Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are         6/1/20           06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-035.000-020, 06-07-36-000-031.000-020,         Estimated	20 ed slart da day, year) 2024
Location of property         County         DLGF tax           Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)         Estimated           Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are         6/1/20           06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-035.000-020, 06-07-36-000-031.000-020,         Estimated	20 ed slart da day, year) 2024 ed compl day, year)
Location of property         County Boone         DLGF tax 06020           Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)         Estimated 6/1/20           Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028.000-020, 06-07-36-000-033.000-020, 06-07-36-000-035.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020         Estimated 12/31           SECTION 3         Estimate of EMPLOYEES AND SALARIJES AS RESULT OF PROPOSED PROJECT           Current Number         Salaries         Number Retained         Salaries	20 ed slart da day, year) 2024 ed compl day, year)
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028.000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         Statics       Number Retained 0.00       Salaries       Number Additional 15.00	20 ed start da day, year) 2024 ed compl day, year) 1/2025
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         Sections       EstimAte of EMPLOYEES AND SALARUES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Solono         Section/4       ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033,000-020, 06-07-36-000-031,000-020, 06-07-36-000-031,002-020, 06-07-36-000-031,000-020, 06-07-36-000-031,002-020, 06-07-36-000-031,001-020       Estimated 12/31         Section 3       Estimate of EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Salaries         Section 4       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Solo         Section 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         REAL ESTATE IMPROVE       REAL ESTATE IMPROVE	20 ed start da day, year) 2024 ad compl day, year) 1/2025 Salaries \$561 EMENTS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         Section 3       EstimAte of EMPLOYEES AND SALARUES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Salaries         Store 5       Number Retained       Salaries       Number Additional 15.00         Section 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         REAL ESTATE IMPROVE       COST	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033,000-020, 06-07-36-000-031,000-020, 06-07-36-000-031,002-020, 06-07-36-000-031,001-020       Estimated 12/31         Section 3       EstimAte of EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Salaries         Section 4       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Solo         Section 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         REAL ESTATE IMPROVE       COST         Current values       COST	20 ed start da day, year) 2024 ad compl day, year) 1/2025 Salaries \$561 EMENTS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         Section 3       EstimAte of EMPLOYEES AND SALARUES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Salaries         Store 5       Number Retained       Salaries       Number Additional 15.00         Section 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         REAL ESTATE IMPROVE       COST	20 ed start da day, year) 2024 ad compl day, year) 1/2025 Salaries \$561 EMENTS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         SECTION 3       ESTIMATE OF EMPLOYEES AND SALARUES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained 0.00       Salaries         Story       ESTIMATE OF EMPLOYEES AND SALARUES AS RESULT OF PROPOSED PROJECT       Estimated 12/31         Current Number       Salaries       Number Retained 0.00       Salaries         Story       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT       REAL ESTATE IMPROVE         Current values       COST       11,492,000.00	20 ed start da day, year) 2024 ad compl day, year) 1/2025 Salaries \$561 EMENTS
Location of property       County Boone       DLGF tax 0602(         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 6/1/20         SECTION 3       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Additional \$0.00         \$0.00       \$0.00       15.00         SECTION 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         Current values       COST         Plus estimated values of proposed project       11,492,000.00         Less values of any property being replaced       11,492,000.00         Net estimated values upon completion of project       WASTE CONVERTED AND OTHET, BENEFITS PROMISED B	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tax 0602(         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/2(         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         Sections       Estimate of EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained         0.00       \$0.00       15.00         Section X       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Additional         0.00       \$0.00       15.00         Section X       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         Current values       Cost         Plus estimated values of proposed project       11,492,000.00         Less values of any property being replaced       11,492,000.00         Net estimated values upon completion of project       11,492,000.00	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tax 0602(         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 6/1/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 6/1/20         SECTION 3       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Additional \$0.00         \$0.00       \$0.00       15.00         SECTION 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         Current values       COST         Plus estimated values of proposed project       11,492,000.00         Less values of any property being replaced       11,492,000.00         Net estimated values upon completion of project       WASTE CONVERTED AND OTHET, BENEFITS PROMISED B	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 06/17/20         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 0/1/20         SECTION 3       ESTIMATE OF ENPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number       Salaries       Number Retained         0.00       \$0.00       15.00         SECTION 4       ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT         Current values       Number Additional         9.000       15.00         SECTION 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT         REAL ESTATE IMPROVE       COST         Current values       COST         Plus estimated values of proposed project       11,492,000.00         Less values of any property being replaced       NASTE CONVERTED AND OTHEL BENEFITS PROMISED B THETAXPAYER         Estimated solid waste converted (pounds)       Estimated hazardous waste converted (pounds)	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tex 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 06020         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-033.000-020, 06-07-36-000-023.000-020, 06-07-36-000-031.000-020, 06-07-36-000-031.002-020, 06-07-36-000-031.001-020       Estimated 12/31         SECTION 3       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT         Current Number 0.00       \$0.00       \$0.00       15.00         SECTION 4       ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT       REAL ESTATE IMPROVE         Current Number 0.00       \$0.00       0.00       \$0.00       15.00         SECTION 4       ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT       REAL ESTATE IMPROVE         Current values       COST       REAL ESTATE IMPROVE         Current values of proposed project       11.492,000.00       14.92,000.00         Less values of any property being replaced       Number CONVERTED AND OTHET, ISENETS PROMISED B       The TAXPAYER         Estimated values upon completion of project       Estimated hazardeus waste converted (pounds)       Estimated hazardeus waste converted (pounds)         Other benefits       SECTION 4       Estimated hazardeus waste converted (pounds)       Esti	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 06020         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-031,000-020, 00, 15.00         SECTION 3       ESTIMATED TOTAL COST AND VALUE OF EROPOSED PROJECT         Current values       COST         Current values of proposed project       11,492,000,00         Less values of any property being replaced       Net estimated values upon completion of project         SECTION 4       SECTION 5         Estimated solid waste converted (pounds)       Estimated hazardeus waste converted (pounds)         Other benefits       TAXPAYER CERTIFICATION	20 ed start da day, year) 2024 ad compt day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 06020         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-031,000-020, 00, 15.00         SECTION 3       ESTIMATED TOTAL COST AND VALUE OF EROPOSED PROJECT         Current values       COST         Current values of proposed project       11,492,000,00         Less values of any property being replaced       Net estimated values upon completion of project         SECTION 4       SECTION 5         Estimated solid waste converted (pounds)       Estimated hazardeus waste converted (pounds)         Other benefits       TAXPAYER CERTIFICATION	20 ed slart da day, year) 2024 ad compl day, year) 1/2025 Salaries \$561 EMENTS ASS
Location of property       County Boone       DLGF tax 06020         Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)       Estimated 06020         Ambrose will be developing a building of approximately 229,840 SF (Building IV), Current parcel numbers are 06-07-36-000-028,000-020, 06-07-36-000-031,000-020, 00, 15.00         SECTION 3       ESTIMATED TOTAL COST AND VALUE OF EROPOSED PROJECT         Current values       COST         Current values of proposed project       11,492,000,00         Less values of any property being replaced       Net estimated values upon completion of project         SECTION 4       SECTION 5         Estimated solid waste converted (pounds)       Estimated hazardeus waste converted (pounds)         Other benefits       TAXPAYER CERTIFICATION	20 ed slart da day, year) 2024 ad compl day, year) 1/2025 Salaries \$561 EMENTS ASS

			FOR USE OF THE	DESIGNATING	(OD)				
	e applicant meets th 12.1, provides for th			opted or to be ad	opted by this body. Sa	aid resolution, passed or to be passed			
						a below). The date this designation expiration date for the designated area.			
<ul> <li>B. The type of deduction that is allowed in the designated area is limited to:</li> <li>1. Redevelopment or rehabilitation of real estate improvements Yes No</li> <li>2. Residentially distressed areas Yes No</li> </ul>									
C. The amount of the deduction applicable is limited to \$									
D. Other limitations or conditions (spacify)									
E. Number	of years allowed:	☐ Year 1 ☐ Year 6	☐ Year 2 ☐ Year 7	Year 3 Year 8	Year 4	Year 5 (* see below) Year 10			
<ul> <li>F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?</li> <li>Yes No</li> <li>If yes, attach a copy of the abatement schedule to this form.</li> <li>If no, the designating body is required to establish an abatement schedule before the deduction can be determined.</li> </ul> We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.									
Approved (signalure	and title of authorized	member of designativ	ng hody)	Telephone numbe	F	Date signed (month, day, year)			
Printed name of auth	ionized member of des	ignating body		Name of designat	ing body				
Allested by (signatur	re and tille of attester)			Printed name of a	illester				
					lion area, that limitatio of years designated un	n does not limit the length of time a der IC 6-1.1-12.1-17.			
6-1.1-12. 2013, the deduction B. For the re- schedule	1-4.1 remain in effe e designating body i n period may not ex edevelopment or rel approved by the da	ct. The deduction p s required to establ ceed ten (10) years habilitation of real p esignating body rem	eriod may not exceed ish an abatement sch s. (See IC 6-1.1-12.1- roperty where the Fol nains in effect. For a F	five (5) years. F edule for each de 17 below.) m SB-1/Real Pro Form SB-1/Real P	or a Form SB-1/Real I eduction allowed. Exce perty was approved p	e deductions established in IC Property that is approved after June 30, ept as provided in IC 6-1,1-12,1-18, the rior to July 1, 2013, the abatement ed after June 30, 2013, the designating w.)			
<ul> <li>(b) This subsect for each ded the deductio</li> <li>(c) An abateme</li> </ul>	nedules esignating body ma of this chapter an a (1) The total ar (2) The number (3) The averag (4) The infrastr tion applies to a stat function allowed under n. Except as provid nt schedule approve	batement schedule mount of the taxpay er of now full-time e le wage of the new ructure requirement ement of benefits a r this chapter. An i ed in IC 6-1.1-12.1 ed for a particular ta	based on the followin ver's investment in rea quivalent jobs created employees compared is for the taxpayer's in pproved after June 30 batement schedule r -18, an abatement scl	ng factors: and personal pr l. J to the state mini ivestment. D, 2013. A design nust specify the p nedule may not e: 2013, remains in	operty. mum wage. aling body shali estab ercentage amount of t xceed len (10) years.	and that receives a deduction under lish an abatement schedule he deduction for each year of nent schedule expires under			