RESOLUTION NO. 2022-22

A CONFIRMATORY RESOLUTION OF THE TOWN OF WHITESTOWN, INDIANA FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION

SCP Acquisitions, LLC Whitestown SCP ERA

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town") has thoroughly studied and been advised by SCP Acquisitions, LLC or its assignee (the "Applicant"), of a proposed revitalization program which includes construction of (i) two speculative warehouse buildings totaling approximately 646,380 and 168,000 square feet, respectively (the "Phase 1 Project") and (ii) one speculative warehouse building totaling approximately 196,000 square feet (the "Phase 2 Project', together with the Phase 1 Project, the "Projects") in the Town; and

WHEREAS, the Projects will be located at or near the vicinity of 4400 East Whitestown Parkway, as more particularly described in the map and parcel list included in the hereinafter defined Declaratory Resolution attached hereto (the "Area"); and

WHEREAS, on August 10, 2022, the Town Council adopted its Resolution No. 2022-19 attached hereto as <u>Exhibit A</u> and incorporated herein by reference (the "Declaratory Resolution") which (i) designated the Area, including the Project site, as reflected in Exhibit A of the Declaratory Resolution, as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act") to be known as the "Whitestown SCP ERA" (the "SCP ERA") and (ii) approved a ten (10) year traditional real property tax abatement for the Applicant in connection with each of its proposed Projects, all as more particularly described in the SCP Applications (as defined in and attached to the Declaratory Resolution); and

WHEREAS, the Town of Whitestown Redevelopment Commission has approved the establishment of the SCP ERA and the SCP Applications; and

WHEREAS, the Town Council, following the adoption of the Declaratory Resolution, set a public hearing on the Declaratory Resolution for 7:00 p.m., on September 14, 2022, at the Whitestown Municipal Complex-Public Hall, Whitestown, Indiana; and

WHEREAS, notice of the adoption and substance of the Declaratory Resolution and public hearing thereon was published pursuant to the Act and Indiana Code 5-3-1, such publication being at least ten (10) days prior to the date set for the public hearing on such Declaratory Resolution; and

WHEREAS, notice of the public hearing and information required by the Act concerning the SCP Applications and the Declaratory Resolution was filed with the appropriate taxing units at least ten (10) days prior to the public hearing; and WHEREAS, the application for designation, a description of the SCP ERA, a map of the SCP ERA, and all pertinent supporting data were available for public inspection in the offices of the Clerk-Treasurer of the Town and the Boone County Assessor; and

WHEREAS, at the public hearing, the Town Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the proposed designation of the SCP ERA as an economic revitalization area in accordance with the Act and the approval of the SCP Applications; and

WHEREAS, the Town Council, after conducting the public hearing, and giving careful consideration to all comments and views expressed and any evidence presented regarding the designation of such SCP ERA as an economic revitalization area and the approval of the SCP Applications, has determined that it is in the best interests of the Town to designate said SCP ERA an economic revitalization area for the purpose of real property tax abatement pursuant to the Act and to confirm the approval of the SCP Applications for a ten (10) year traditional real property tax abatement for each of the Projects as herein provided;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA AS FOLLOWS:

1. After legally required public notice, and after a public hearing pursuant to such notice, the Town Council has considered the evidence presented and hereby takes "final action," as that phrase is defined in the Act with regard to the adoption of the Declaratory Resolution and the establishment of the SCP ERA as an economic revitalization area, as defined in the Act.

2. The approval of the SCP Applications pursuant to the Declaratory Resolution is ratified and confirmed in all respects. The Applicant shall be entitled to a real property tax deduction for each of the Projects 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 SCP Applications as filed with the Town Council, with such abatement 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 Declaratory Resolution, adopted on August 10, 2022, is hereby ratified and confirmed as set forth herein, and it is hereby stated that the qualifications for an economic revitalization area have been met as to the SCP ERA.

4. Applicant shall for each of the Projects, (i) annually file the required Form CF-1/Real Property demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Form SB-1/Real Property, as presented to and approved by the Town Council in the Declaratory Resolution, hereby ratified and confirmed, and (ii) provide the Town Council, upon written request, with an update regarding the timing of the proposed Project as described in the SCP Applications.

5. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution with respect to the ratification and confirmation of the Declaratory Resolution and the approval of the SCP Applications.

6. This Resolution shall be effective immediately upon its adoption.

Adopted this 14th day of September, 2022, by a vote of 5 in favor and 3 against.

TOWN COUNCIL OF TOWN OF WHITESTOWN, INDIANA

— DocuSigned by:

Clinton Bohm, President

ATTEST:

—DocuSigned by:

Matt Sumner

Matt Sumner, Clerk-Treasurer

EXHIBIT A

Declaratory Resolution

RESOLUTION NO. 2022-19

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

SCP ACQUISITIONS, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and "Town", respectively) has thoroughly studied and been advised by SCP Acquisitions, LLC or its assignee ("SCP") of a proposed revitalization program which includes the construction of (i) two speculative warehouse buildings totaling approximately 646,380 and 168,000 square feet, respectively (the "Phase 1 Project") and (ii) one speculative warehouse building totaling approximately 196,000 square feet (the "Phase 2 Project", together with the Phase 1 Project, the "Projects"), each at or in the vicinity of 4400 East Whitestown Parkway 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 SCP for the Area (i) for each of Project 1 and Project 2 a Statement of Benefits Real Estate Improvements, attached hereto as <u>Exhibit B</u>, and other supporting application documentation in connection therewith and incorporated herein by reference (collectively, the "SCP Applications") 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, SCP 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 SCP Applications, and has submitted the SCP Applications to the Town Council in connection therewith; and

WHEREAS, the Town Council finds, based upon the SCP Applications, 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 SCP Applications, 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 SCP a ten (10) year traditional real property tax deduction for each of the Projects pursuant to the Act and the schedule herein set forth; and

WHEREAS, the Town of Whitestown Redevelopment Commission has reviewed and considered the SCP Applications 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 SCP 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 SCP shall be entitled to a real property tax deduction for each of the Projects, 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 SCP Applications 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 SCP Applications:

- 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 SCP to invest in the Area, the SCP Applications are 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 10th 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

DocuSigned by: NL

Clinton Bohm, President

ATTEST:

----- DocuSigned by:

Matt Summer

Matt Sumner, Clerk-Treasurer Town of Whitestown, Indiana

DocuSign Envelope ID: 8820A374-0DCD-46E5-B90B-C3DF7850C003

EXHIBIT A

Description of the Area and Map

Address:

4400 Whitestown Parkway

Tax Parcel Numbers:

06-07-34-000-002.000-020 06-07-35-000-057.000-020 06-03-02-000-035.000-020 06-03-02-000-018.001-020 06-03-02-000-020.000-020 06-03-02-000-019.000-020 06-03-02-000-022.000-020 06-03-02-000-041.000-020

Map:

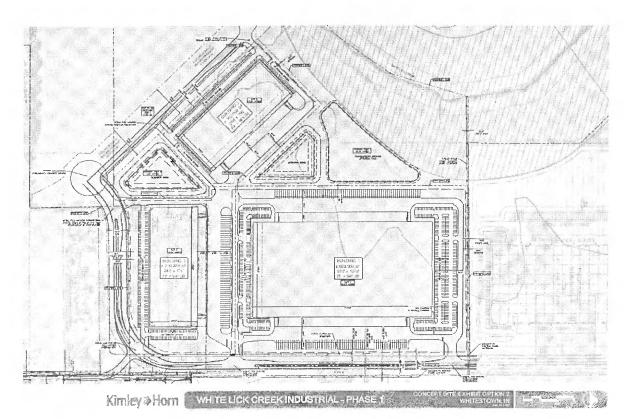


Exhibit B

SCP Applications (including Statement of Benefits)

DocuSign Envelope ID: 8820A374-0DCD-46E5-B90B-C3DF7850C003



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

DocuSign Envelope ID: 8820A374-0DCD-46E5-B90B-C3DF7850C003

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: SCP Acquisitions, LLC or its assignce

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: _____ John B. Cumming

Address: 280 E 96th Street, Suite 250, Indianapolis, IN 46240

(317) 819-1889

E-Mail Address: _____

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:	Erin Shepherd - \	/P
rame and rue.		

280 E 96th Street, Suite 250, Indianapolis, IN 46240

Address: ____

(317) 270-8407 Telephone:

E-Mail Address: _____

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

- a) Street Address: _____ 4400 E Whitestown Parkway, Lebanon, IN 46052
- b) Tax Parcel Number(s): 06-07-34-000-002,000-020; 06-07-35-000-057.000-020; 06-03-02-000-035,000-020; 06-03-02-000-019,000-020; 06-03-02-000-020; 06-03-02-000-020; 06-03-02-000-019,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-021,000-020; 06-03-02-000-020; 06-03-020; 06-03-02-000-020; 06-00-020; 06-00-020; 06-00-020; 06-00-020; 06-00-020; 06-00-020; 06-00-020; 06-00-00-020; 06-00-00

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:

\$1,869,700 *Assessment reflects entire site (see parcel #'s above)

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? <u>X</u> Yes No

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

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. 280 E 96th Street, Suite 250, Indianapolis, IN 46240

9. What is the size of the facility to be improved or constructed? Phase I: Building 1 - 646,380 sf, Building 2 - 168.000 sf

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? ______June 2023

14. What is the anticipated date for project completion? June 2024

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

Yes No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? <u>\$84,146.989</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	Average hourly wage rate for skilled positions							
	Semi-skilledAverage hourly wage rate for semi-skilled positions								
	Clerical	Average hourly wage rate for clerical positions							
	Salaried	Average salary (per hour) for salaried positions							
	TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time) N/A								
b)	Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)								
	Skilled	Average hourly wage rate for skilled positions							
	Semi-skilled	_Average hourly wage rate for semi-skilled positions							
	Clerical	Average hourly wage rate for clerical positions							
	3.17.4	OF EXISTING EMPLOYEES (part-time)							
c)	(e.g. benefits are valu	f benefits for existing and new employees on a per hour basis ed at an additional \$3.00 per hour, etc.) The value of benefits 1% of one's hourly wages.							
d)	Summary of benefits	for existing and new employees.							
e)		ll-time permanent hourly employees by skill level (include rate excluding benefits and overtime)							
	Skilled_243	Average hourly wage rate for skilled positions							
	Semi-skilled	Average hourly wage rate for semi-skilled positions							

	Clerical	Average hourly wage rate for clerical positions							
	Salaried Average salary (per hour) for salaried positions								
	TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)								
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 (DF NEW EMPLOYEES (part-time)							
g)	What is the total doll	ar amount to be spent on new salaries? \$9,610,436.16							
h)	Provide schedule for	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 years

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

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:	\$23,334.35						
	В.	Projected 10-Year Total:	\$233,343.50						
П.	Pro	ected Conditions With Abatement							
	Α.	Projected 10-Year Real Property Taxes:	\$8,495,632.61						
	В.	Projected 10-Year Abatement:	\$8,327,402.26						
III.		Projected Total (Assumes Abatement Granted)	@D 205 400 24						
	Δ.	Total Amount Abated:	\$8,327,402.26						
	B.	Total Taxes to be Paid:	\$8,495,632.61						
Note: Attach Worksheets									

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

(a) (b) (c)	zoning change annexation plat approval	(e) variance(f) special exception(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.

CR 475 E road widening and Connector Road Construction (connecting Ronald Reagan Parkway & CR 475 E) - approximately 2.890 LF.

Construction of two lanes of the Ronald Reagan Parkway Extension - approximately 1.600 LF. Public Sewer Extension - approximately 2,890 LF. Public Water Extension - approximately 6,330 LF

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. Yes, tax increment financing

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

Applicant expects to be a an active participant in the Town and County economic development organizations such as Chamber of Commerce and Boone County Economic Development.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Local suppliers and contractors will be invited to bid on the project

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

Yes, tax abatement for Buildings 1-4 and Buildings 6-8 within 65Commerce Park and Tax Increment Financing for the public improvements associated with the development of these buildings and the area as a whole.

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

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

Construction shall utilize sustainable practices and specifications shall include energyefficient LED light fixtures.

CHECKLIST OF ATTACHMENTS:

 Application Fee (\$2,000)

 Completed Memorandum of Understanding

 Completed Form SB-1/RP

 Legal Description of Project Site

 Area Map of Project Site

 Description of Business at Site

 Description of Improvements to Site

 Description of Impact on Business if Improvements not Constructed

 Schedule of Annual Tax Abatement %

 Worksheets for Abatement Calculation

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

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

Signature of Owner or Authorized Representative

President 07/13/2022 Title Date

STATE OF Indiana, COUNTY OF Hamilton

SS:

2022 Before me, the undersigned Notary Public, this <u>13</u> day of <u>July</u>, 2014, personally appeared <u>Richara W. Horn</u> 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.

DINA L RANDALL Notary Public - Seal Hamilton County - State of Indiana Commission Number NP0727332 Hy Commission Expires Jun 16, 2028

Dura Kandall, Notary Public Residing in Hamilton County, Indian

My commission expires:

06/16/2028

DocuSign Envelope ID: 8820A374-0DCD-46E5-B90B-C3DF7850C003



65Commerce Park Project Tax Abatement Application

10. Nature of Business: Strategic Capital Partners focuses on acquisition and development of office, industrial and mixed-use assets in the Midwest, Southeast and Mid-Atlantic regions

11. Proposed Real Estate Improvements: Speculative office/warehouse facilities (Building 1 – 646,380 sf; Building 2 – 168,000 sf).

17. Development and construction of this type of building is the core of SCP's business.

280 E 96" Street, Suite 250, Indianapolis, IN 46240 317 819 1881 MAIN 317 819 1879 FAX

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Almene.	Totals	Year 10	Year 9	Year 8	Year 7	Year 6	Year 5	Year 4	Year 3	Year 2	Year 1	Taxes Payable Year
		\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	\$60,926,535	Estimated Improvement Assessed Value*
		5%	10%	20%	30%	40%	50%	65%	80%	%56	100%	Estimated Abatement Percentage
		\$3,046,327	\$6,092,654	\$12,185,307	\$18,277,961	\$24,370,614	\$30,463,268	\$39,602,248	\$48,741,228	\$57,880,208	\$60,926,535	Estimated Abatement
		\$57,880,208	\$54,833,882	\$48,741,228	\$42,648,575	\$36,555,921	\$30,463,268	\$21,324,287	\$12,185,307	\$3,046,327	\$0	Estimated Net AV
		2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2022 Tax Rate
	\$8,327,402.26	\$84,115	\$168,230	\$336,461	\$504,691	\$672,921	\$841,152	\$1,093,497	\$1,345,843	\$1,598,188	\$1,687,303	Estimated Taxes Abated
	\$8,495,632.61	\$1,598,188	\$1,514,073	\$1,345,843	\$1,177,612	\$1,009,382	\$841,152	\$588,806	\$336,461	\$84,115	\$0	Estimated Taxes to be Paid
	\$233,343.50	\$23,334.35	\$23,334.35	\$23,334,35	\$23,334.35	\$23,334.35	\$23,334.35	\$23,334.35	\$23,334.35	\$23,334.35	\$23,334.35	Current Annual Real Prop Taxes**

Notes:

*Represents the estimated imrpovement assessed value for Phase 1a. **Current annual real property taxes reflect 2021 taxes to be paid in 2022 for approximately 396 acres, which a partion of the site is exclusive to Phase 1a.

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14 - Part 1 - Part 1 - Part -	REAL ESTAT	OF BENEFI				20 PAY 20 _
and the	State Form 51767 (R					FORM SB-1 / Real Pro
Redevelop		l for real property th n of real estate imp	al Government Final nat qualifies under th provements (IC 6-1.1	e following Indiana Code i	(check one box);	PRIVACY NOTICE Any information concerning of the property and specific paid to individual employees property owner is confidenti IC 6-1, 1-12, 1-5, 1.
information submitted 1 2. The staten the redeve 3. To obtain a made or n failed to fik 4. A property Property st 10 6-1,1-12 5. For a Form deduction	nent must be submit from the applicant is to the designating bo- pent of benefits form topment or rehebilita deduction, a Form 1 tot later than thirty (3) a deduction applica awner who files for t sould be attached to 2.1-5.1(b) a Se.1(bent Propert	in making its decisi ody BEFORE the re- must be submitted tron for which the ty 322/RE must be life 0) days after the as alion within the pre- the deduction must the Form 322/RE to ty (hat is approved in SB-1/Real Prope	on about whether to edevelopment or reh to the designating b person desires to cla ed with the county at sessment notice is to soribed deadline may provide the county when the deduction of after June 30, 201	designate an Economic R abilitation of real property yody and the area designa im a deduction. Iditor before May 10 in the nailed to the property own y file an application betwe auditor and designating bo is first claimed and then up 3. The designating body i	levitalization Area. C for which the person led an economic rev year in which the ac er if it was mailed af en January 1 and Me ody with a Form CF-1 pdated annually for e is required to establi	ig if the designating body requin- therwise, this statement must b wishes to claim a deduction. italization area before the initial idition to assessed valuation is ter April 10. A property owner w by 10 of a subsequent year. Real Property. The Form CF-1 ach year the deduction is applic ish an abatement schedule for e approved by the designating
SECTION Name of taxpay	er		TAXP	YER INFORMATION		· · · · · · · · · · · · · · · · · · ·
Address of taxp	uisitions, LLC ayer (number and stree	I, cily, state, and ZIP	code)			and a second
280 E 96	th Street, Suite	e 250, Indiana	polis, IN 46241	were serviced and pressed and a service service and a service		
Name of contac John Cui				Telephone number (317)819-11	889	E-mail address jcumming@strategiccapitalpartne
SECTION :	and the second	-10	CATION AND DES	CRIPTION OF PROPOSE	the second distribution of the second distribution of the second distribution of the	Teamining (gan anogree opinio permit
Vame of design	ating body					Resolution number
BOONE CO	ounty Redevlop	oment Commi	ssion	County	· · · · · · · · · · · · · · · · · · ·	DLGF taxing district number
Various a	ddresses proxi	imate to White	estown Pkwv	Boone		020
						OLO
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Page 1 of 2

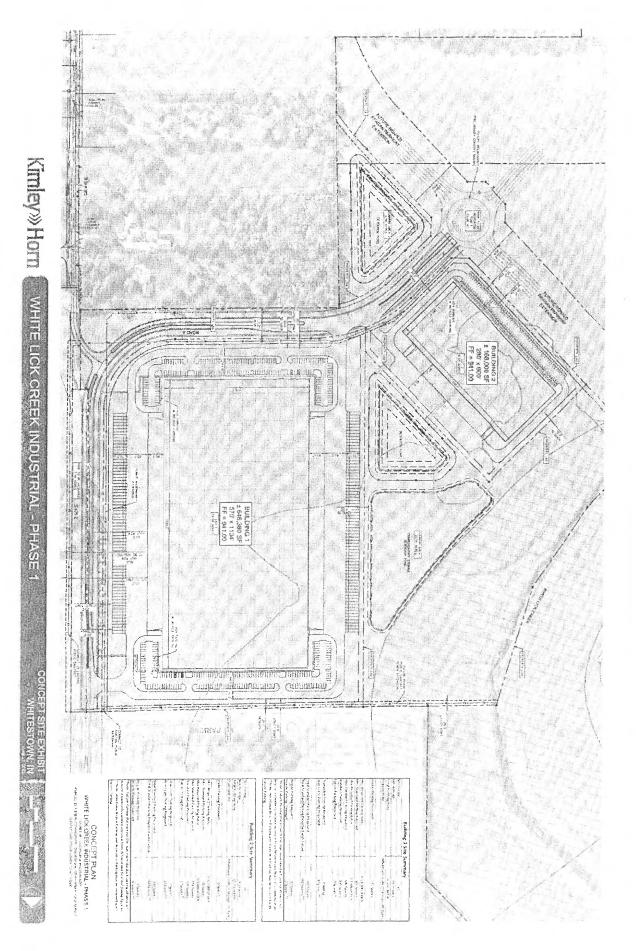
<u>8</u> 8	FOR USE OF THE	DESIGNATING BO	OY	
We find that the applicant meets the general standard under IC 6-1 1 12 * provides for the following limitati		lopted or to be adopt	ed by this body. Sale	resolution, passed or to be passed
A. The designated area has been limited to a period of time not to exceedcalendar years* (see below). The date this designation expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated area.				
B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No				
C. The amount of the deduction applicable is limit	ed to \$	· · ·		
D. Other limitations or conditions (specify)			2010-00-0 0-00-00-00-00-00-00-00-00-00-00-0	
E. Number of years allowed: Year 1	Year 2	Year 3 Year 8	Year 4	☐ Year 5 (* see below) ☐ Year 10
 For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes. No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have 				
determined that the totality of benefits is sufficient to ju Approved (signature and title of authorized member of designation		Telephone number		Date signed (month, day, year)
Approved (arginatione bind nice of admontess memory of adagman		()		
Printed name of authorized member of designating body		Name of designating body		
Altested by (signature and tille of altester)	nê yan weberinê û tek dîrokete yek an tek dere karakete karakete û berdanî ne tê kî birdîn	Printed name of attester		
* If the designating body limits the time period during v taxpayer is entitled to receive a deduction to a number	vhich an area is an e of years that is less	conomic revitalization than the number of y	rarea, that limitation ears designated und	does not limit the length of time a er IC 6-1.1-12.1-17.
 A. For residentially distressed areas where the Fo 6-1.1-12,1-4.1 remain in effect. The deduction p 2013, the designating body is required to estab deduction period may not exceed ten (10) years B. For the redevelopment or rehabilitation of real p schedule approved by the designating body real body is required to establish an abatement schedule. 	veried may not excee lish an abatement so s. {See IC 6-1.1-12.1 property where the For hains in effect. For a	d five (5) years. For hedule for each dedu -17 below.) orm SB-1/Real Prope Form SB-1/Real Prop	a Form SB-1/Real Pr ction allowed. Excep rly was approved pric perty that is approved	operty that is approved after June 30, at as provided in IC 6-1.1-12.1-18, the or to July 1, 2013, the abatement after June 30, 2013, the designating
IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a busis section 4 or 4.5 of this chapter an abatement schedule (1) The total amount of the taxpar (2) The number of new full-lime e (3) The average wage of the new (4) The infrastructure requirement (b) This subsection applies to a statement of benefits a for each deduction allowed under this chapter. An the deduction. "Except as provided in IC 6-1.1-12.1 (c) An abatement schedule approved for a particular ta	based on the followi yer's investment in re cuivalent jobs create employees compare ts for the taxpayer's i approved after June 3 abatement schedule -18, an abatement sc	ng factors: al and personal prop d, d to the state minimu nvestment. 80, 2013. A designati must specify the pero shedule may not exce	erty. m wage. ng body shall establic sentage amount of the sed ten (10) years.	sh an abatement schedule e deduction for each year of

	TATEMENT OF BEI				20_ PAY 20
10. 150. JEF/#1	EAL ESTATE IMPR	OVEMENTS			FORM SB-1 / Real Property
Pr This statement is	escribed by the Departmen being completed for real pro	t of Local Government Finance operty that qualifies under the f tate improvements (IC 6-1.1-1)	ollowing Indiana Code (check o	one box):	PRIVACY NOTICE Any information concerning the cos of the property and specific salaries paid to individual employees by the
Residentially d	istressed area (IC 6-1.1-12.	1-4.1)			property owner is confidential per IC 6-1, 1-12, 1-5, 1,
information from submitted to the 2. The statement the redevelopm 3. To obtain a dec made or not la failed to file a c 4. A property own Property should IC 6-1.1-12.1-5 5. For a Form St deduction allow	m the applicant in making it e designating body BEFOR of benefits form must be su- nent or rehabilitation for whi duction, a Form 322/RE mu- ter than thirty (30) days aft leduction application within her who files for the deduction d be attached to the Form 3 5,1(b) 2,4(2000 Property that is at	s decision about whether to de E the redevelopment or rehab- bimitted to the designaling boc- ch the person desires to claim st be filed with the county audi- r the assessment notice is ma- the prescribed deadline may fil- n must provide the county audi- 122/RE when the deduction is if provide after June 30, 2013.	signate an Economic Revitaliza ilitation of real property for whic ty and the area designated an e a deduction. Tor before May 10 in the year in iled to the property owner if it w a en application between Janu ditor and designating body with first claimed and then updated a the designating body is require	Ition Area. Of h the person (economic revit which the add ras mailed afte ary 1 and May a Form CF-1/ annually for ea red to establis	vishes to claim a deduction. alization area before the initiation of tition to assessed valuation is er April 10. A property owner who
SECTION 1		TAXPAY	ER INFORMATION	C.	
Name of taxpayer	itions LLC				
SCP Acquis	(number and street, city state,	and ZIP code)			
		dianapolis, IN 46240		aanaa amingin	
Name of contact per			Telephone number (317) 819-1889	1	E mail address jcumming@suralegiccapitalpartners.com
John Cumm	ning Maria ang ang ang ang ang ang ang ang ang an		IPTION OF PROPOSED PRO		Joon ming warang cooperation mers com
Name of designating	body		IF NON OR FINGI OULD FIND	and the second sec	Resolution number
	ty Redevlopment C	ommission			
Location of property	resses proximate to	Whitestown Pkwv	County Boone	3	DLGF taxing district number 020
valious auui	eases provinare to	**************************************			
Description of real pr	openy improvements, redevelo	pment, or rehabilitation (use addition	onal sheels if necessary)	1	Estimated start date (month, day, year)
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Page 1 of 2

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			FOR USE OF THE	DESIGNATING BO	ЮY	
	that the applicant meets the C 6-1.1-12.1, provides for th			opted or to be adop	led by this body. Sa	id resolution, passed or to be passed
	A. The designated area has been limited to a period of time not to exceed calendar years* (see below). The date this designation expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated area.					
1	 B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No 					
С. Т	he amount of the deduction	applicable is limit	ed to \$			
D. O	ther limitations or condition	s (specify)		••• #264-4-• •••••	ng Manangang Magani, Noor and a na ang kanana ana ang kanana ang kanana ang kanana ang kanana ang kanana ang ka	ann cunan cunan gu'ainn a cuga na gu an
E. N	umber of years allowed:	Year 1	Year 2 Year 7	Year 3 Year 8	Year 4	Year 5 (* see below) Year 10
lf If We have	Yes No yes, attach a copy of the ab no; the designating body is also reviewed the informat red that the totality of benefit	required to establ	ish an abatement sch ie statement of benefi	ls and find that the		rmined. Stations are reasonable and have
	gnature and title of authorized n			Telephone number		Date signed (month, day, year)
Printed name	e of authorized member of desig	nating body	na jesti i kala i na sta kala sta sta sta sta sta sta sta sta sta st	() Name of designating) body	
Attested by (signature and title of attester)			Printed name of atte	ster	
taxpayer A. Fo 6- 20 de B. Fo sc	is entitled to receive a dedu or residentially distressed ar 1.1-12.1-4.1 remain in effec 113, the designating body is soluction period may not exco or the redevelopment or reha	betion to a number the action preduction preduced to estable edition of the test of te	of years that is less to rm SB-1/Real Property period may not exceed lish an abatement sch s, (See IC 6-1.1-12.1- rorperty where the For nains in effect. For a F	han the number of y y was approved pric five (5) years. For edule for each ded 17 below.) m SB-1/Real Prope orm SB-1/Real Prop	years designated un or to July 1, 2013, th a Form SB-1/Real F action allowed. Exce erty was approved pr perty that is approve	e deductions established in IC. Property that is approved after June 30, ept as provided in IC 6-1.1-12.1-18, the for to July 1, 2013, the abatement ed after June 30, 2013, the designating
Sec. 17. section 4 (b) This s for ea the de (c) An ab	nt schedules (a) A designating body may or 4.5 of this chapter an ab (1) The total am (2) The number (3) The average (4) The infrastru ubsection applies to a state	atement schedule rount of the taxpay of new full-time e a wage of the new incture requirement ment of benefits a this chapter. An i d in IC 6-1.1-12.1 i for a particular ta	based on the followin yer's investment in rea quivalent jobs created employees compared ts for the taxpayer's in ipproved after June 30 abatement schedule n -18, an abatement sch ixpayer before July 1,	ig factors: il and personal prop I to the state minimi vestment. 0, 2013. A designat ust specify the per nedule may not exci 2013, remains in el	perty. um wage. ing body shall estab centage amount of t eed ten (10) years.	he deduction for each year of



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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.goy

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

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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: SCP Acquisitions, LLC or its assignce

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: John B. Cumming

Address: _____ 280 E 96th Street, Suite 250, Indianapolis, IN 46240

(317) 819-1889 Telephone:

jcumming@strategiccapitalpartners.com E-Mail Address:

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:	Erin Shepherd - VP
Addeaser	96th Street, Suite 250, Indianapolis, IN 46240
	270-8407
E-Mail Address:	eshepherd@strategiccapitalpartners.com
4. Location (of property for which personal property tax abatement is being so

- a) Street Address: 4400 E Whitestown Parkway, Lebanon, IN 46052 06-07-34-000-020: 06-07-35-000-020; 06-03-02-090-035.000-020 06-07-34-000-0120: 06-07-35-000-020; 06-03-02-090-035.000-020 06-07-34-000-0120: 06-03-02-090-020; 06-03-020;

*Parcels numbers reflect the entire site. 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:

\$1,869,700 *Assessment reflects entire site (see parcel #'s above)

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? <u>x</u> Yes No

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

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. 280 E 96th Street, Suite 250, Indianapolis, IN 46240

9. What is the size of the facility to be improved or constructed? Phase I(b): Building 3 - 196,000 sf

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? ______

14. What is the anticipated date for project completion? _____ June 2027

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

____Yes ____No

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

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? <u>\$20,000,000</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	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 (N/A	OF EXISTING EMPLOYEES (permanent and full-time)	
b)		rt-time hourly employees by skill level (include average uding 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	
	N1/A	OF EXISTING EMPLOYEES (part-time)	
c)	(e.g. benefits are valu	f benefits for existing and new employees on a per hour basis ed at an additional \$3.00 per hour, etc.) The value of benefits	
 are approximately 20% of one's hourly wages. d) Summary of benefits for existing and new employees. N/A 			
e)	Number of created fu	ll-time permanent hourly employees by skill level (include	
		rate excluding benefits and overtime)	
	Skilled_58	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 (TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)					
ſ)	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 (DF NEW EMPLOYEES (part-time)					
g)	What is the total doll	ar amount to be spent on new salaries? $\frac{2,301,312}{2}$					
h)	Provide schedule for 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 years

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

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

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

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8	20%
9	10%
10	5%

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

I. Projected Current Conditions Without Abatement

	Α.	Current Annual Real Property Taxes:	\$23,334.35	
	B.	Projected 10-Year Total:	\$233,343.50	
П.	Proj	ected Conditions With Abatement		
	А.	Projected 10-Year Real Property Taxes:	\$2,153,138.55	
	Β.	Projected 10-Year Abatement:	\$2,110502.14	
Ш.		Projected Total (Assumes Abatement Granted)	\$2,110502.14	
	А.	Total Amount Abated:	·	
	В.	Total Taxes to be Paid:	\$2,153,138.55	
		ach Worksheets	the success?	
21.	W	hich approvals or permits will be required for	the project?	

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

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

CR 475 E road widening and Connector Road Construction (connecting Ronald Reagan Parkway & CR 475 E) - approximately 2,890 I F.

Construction of two lates of the Ronald Reagan Parkway Extension - approximately 1.600 LF. Public Sewer Extension - approximately 2.890 LF. Public Water Extension - approximately 6.330 LF

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. Yes, tax increment financing

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

Applicant expects to be a an active participant in the Town and County commic development organizations such as Chamber of Commerce and Boone County Economic Development.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Local suppliers and contractors will be invited to bid on the project

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

Yes, tax abatement for Buildings 1-4 and Buildings 6-8 within 65Commerce Park and Tax Increment Financial for the public improvements associated with the development of these buildings and the area as a whole.

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

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

Construction shall utilize sustainable practices and specifications shall include energyefficient LED light fixtures.

CHECKLIST OF ATTACHMENTS:

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

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

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

Signature of Owner or Authorized Representative

Title 07/13/2022 Date

STATE OF Indiana) COUNTY OF Hamilton SS:

2022 Before me, the undersigned Notary Public, this <u>13</u> day of <u>Stuly</u>, 2014, personally appeared <u>Kichara W. Har</u> 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.

Bert Broker DINA L RANDALL Notary Public - Seal Hamilton County - State of Indiana Commission Number NP0727332 My Commission Expires Jun 16, 2028

Dinal Randall, Notary Public Residing in Hamilton County, Indiana

My commission expires:

06/16/2028

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65Commerce Park Project Tax Abatement Application

10. Nature of Business: Strategic Capital Partners focuses on acquisition and development of office, industrial and mixed-use assets in the Midwest, Southeast and Mid-Atlantic regions

280 E 96th Street, Suite 250, Indianapolis, IN: 46240 317-819,1881 MAIN 317-819,1879 FAX strategiccapitalpartners.com

11. Proposed Real Estate Improvements: Speculative office/warehouse facility +/- 193,000 sf.

17. Development and construction of this type of building is the core of SCP's business.

\$15,441,260 \$15,441,260 \$15,441,260 \$15,441,260	Estimated Improvement Assessed Value*
100% 95% 80%	Estimated Abatement Percentage
\$15,441,260 \$14,669,197 \$12,353,008 \$10,036,819	Estimated Abatement
\$0 \$772,063 \$3,088,252 \$5,004,741	Estimated Net AV
2.7612% 2.7612% 2.7612% 2.7612%	2021 Tax Rate
\$426,364 \$405,046 \$341,091 \$341,091	Estimated Taxes Abated
\$0 \$21,318 \$85,273	Estimated Taxes to be Paid
	Rec

65 COMMERCE PARK WEST - PHASE 1B ESTIMATED ANNUAL TAXES SCP Acquisitions, LLC

Totals	Year 10	Year 9	rear 8	Year /	Year o	Veel D	Vent	Voir A	led *	Year 1	year	Taxes rayable	Tauga Devela
	\$15,441,260	\$15,441,260	\$15,441,260	\$15,441,260	\$15,441,260	\$15,441,250	\$15,441,260	\$15,441,260	\$15,441,260	\$15,441,260	Assessed Value*	improvement	Connection
	5%	10%	20%	30%	40%	\$0%	65%	80%	%56	100%	Percentage	Abatement	tsumated
	\$772,063	\$1,544,126	\$3,088,252	\$4,632,378	\$6,176,504	\$7,720,630	\$10,036,819	\$12,353,008	\$14,669,197	\$15,441,260	Abatement	Estimated	
	\$14,669,197	\$13,897,134	\$12,353,008	\$10,808,882	\$9,264,756	\$7,720,630	\$5,404,441	\$3,088,252	\$772,063	\$0	AV	Estimated Net	
	2.7612%	2.7612%	2.7612%	2.7612%	2.7612%	2,7612%	2.7612%	2.7612%	2.7612%	2.7612%	2021 Tax Rate		
\$2,110,502.14	\$21,318	\$42,636	\$85,273	\$127,909	\$170,546	\$213,182	\$277,137	\$341,091	\$405,046	\$426,364	Abated	Estimated Taxes	
\$2,153,138.55	\$405,046	\$383,728	\$341,091	\$298,455	\$255,818	\$213,182	\$149,227	\$85,273	\$21,318	\$0	 to be Paid	Estimated Taxes	
\$233,343.50	\$23,334.35	\$23,334.35	\$23,334.35	\$23,334.35	\$23,334,35	\$23,334.35	\$23,334.35	\$23,334,35	\$23,334.35	\$23,334,35	Taxes**	Real Prop	Current Annual

Notes:

*Represents the estimated imrpovement assessed value for Phase 1b.
**Current onnual real property taxes reflect 2021 taxes to be paid in 2022 for approximately 396 acres, which a partion of the site is exclusive to Phase 1b.
**Current onnual real property taxes reflect 2021 taxes to be paid in 2022 for approximately 396 acres, which a partion of the site is exclusive to Phase 1b.

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Crath Bar	STATEMENT OF BEI REAL ESTATE IMPR				20. PAY 20
a martin Alisi	State Form 51767 (R7 / 1-21)				FORM SB-1 / Real Property
1016	Prescribed by the Department	f of Local Government Finance			PRIVACY NOTICE
Redevelopr	ment or rehabilitation of real esl y distressed area (IC 6-1.1-12.	tate improvements (IC 6-1.1-12.1	lowing Indiana Code (check one 1-4)	box):	Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1, 1-12, 1-5, 1.
information submitted to 2. The statem the redeveled 3. To obtain a made or no failed to file 4. A property of Property sh IC 6-1,1-12. 5. For a Form deduction a	ent must be submitted to the b from the applicant in making its o the designating body BEFOR ent of benefits form must be su opment or rehabilitation for whit deduction, a Form 322/RE must I later than thirty (30) days afte a deduction application within owner who files for the deduction ould be attached to the Form 3 .1-5.1(b) SB-1/Real Property that is applied to the form of the second out the second se	s decision about whether to desit E the redevelopment or rehabilit britted to the designating body of the person desires to claim a st be filed with the county auditor r the assessment notice is maile the prescribed deadline may file on must provide the county auditor 22/RE when the deduction is first opproved after June 30, 2013, th	evitalization Area prior to the pu grate an Economic Revitalizatio ation of real property for which t and the area designated an eco deduction. before-May 10 in the year in wi d to the property owner if it was an application between January or and designating body with a F t claimed and then updated ann re designating body is required r to July 1, 2013, the abatemen	n Area. Otherwish he person wish nomic revitaliza- sich the additio mailed after Ap 1 and May 10 Form CF-1/Rea ually for each y to establish a.	vise, this statement must be es to claim a deduction. ation area before the initiation of n to assessed valuation is oril 10. A property owner who of a subsequent year. I Property. The Form CF-1/Real year the deduction is applicable. In abatement schedule for each
			NINFORMATION		
	h Street, Suite 250, In				
Name of contact	person	39	Telephone number	E-ma	il address
John Cun	aming		(317)819-1889	icur	ming@strategiccapitalpartners.com
SECTION 2		LOCATION AND DESCRIP	TION OF PROPOSED PROJEC	JT.	and the second
Name of designa		nmission		Resc	ilution number
Name didesignal Boone Co	unty Redevlopment Co	ommission	County		****
Name of designation Boone Coll Location of prope	unty Redevlopment Co		County Boone		Flaxing district number
Name of designal Boone Co Location of prope Various ac	unty Redevlopment Co my Idresses proximate to		Boone	DLGI 02(f laxing district number]
Name of designal Boone Co Location of prope Various ac Description of rea	unty Redevlopment Co rty Idresses proximate to al property improvements, redevelop	Whitestown Pkwy omeni, or rehabilitation (use additiona	Boone	DLGI 02(Estin	Flaxing district number
Name of designal Boone Co Location of prope Various ac Description of rea The project is	unty Redevlopment Co rty Idresses proximate to al property improvements, redevelop	Whitestown Pkwy omeni, or rehabilitation (use additiona ial building, totaling 196,000 sf. I	Boone	DLG D2(Estin b and JUI Estin	Flaxing district number] Jated start date (month, day, year)
Name of designal Boone Co Location of prope Various ac Description of rea The project is	unty Redevlopment Co my Idresses proximate to a property improvements, redevelop a proposed speculative industr re estimates and are subject to	Whitestown Pkwy oment, or rehabilitation <i>(use addition</i> ial building, totaling 196,000 sf. I change.	Boone	DLGI 02(Estin b and Jui Estin Jui	laxing district number) lated start date (month, day, year) ne, 1, 2024 aled completion date (month, day, year) ne, 1, 2025
Name of designa Boone Co Location of prope Various ac Description of rea The project is wage totals ar	unty Redevlopment Co my Idresses proximate to a property improvements, redevelop a proposed speculative industr re estimates and are subject to	Whitestown Pkwy oment, or rehabilitation <i>(use addition</i> ial building, totaling 196,000 sf. I change.	Boone al sheets if nocessary) Due to the speculative nature, jo ARIES AS RESULT OF PROPO Salaries	b and DLG O2(Estim Jui SED PROJEC umber Add/ional	Flaxing district number) lated start date (month, day, year) ne, 1, 2024 aled completion date (month, day, year) ne, 1, 2025 T Salaries
Name of designa Boone Co Location of prope Various ac Description of rea The project is wage totals ar SECTION 3	unty Redevlopment Co by Idresses proximate to a property improvements, redevelop a proposed speculative industr e estimates and are subject to ESTIMA	Whitestown Pkwy oment, or rehabilitation (use addition ial building, totaling 196,000 sf. I change. TE OF EMPLOYEES AND SAL	Boone al sheets if nocessary) Due to the speculative nature, jo ARIES AS RESULT OF PROPO Salaries	DLGI O2(b and Jui Estim Jui SED PROJEC	Flaxing district number) lated start date (<i>month, day, year</i>) ne, 1, 2024 aled completion date (<i>month, day, year</i>) ne, 1, 2025 T

0 00	\$0.00	0.00	\$0.00	58 00	\$2,301,312.00
SECTION 4		ESTIMATED TOTAL CO	STAND VALUE OF PROPO	DSED PROJECT	
				REAL ESTATE IMPR	
			COS	т	ASSESSED VALUE
Current values	5			0.00	1,869 700.00
Plus estimated	t values of proposed project			15,441,259.95	0.00
Less values of	f any property being replaced			0.00	1,083 100.00
	values upon completion of p			15,441,259.95	0.00
SECTION 5	W/	STE CONVERTED AND	OTHER BENEFITS PROMIS	ED BY THE TAXPAYE	R
Estimated soli	d waste converted (pounds)	0.00	Estimated hazardo	ous waste converted (p	ounds) 0.00
Other benefits					
This type of sp	peculative industrial develop	opment positions Boone	e County to be competitive	to neighboring com	munities in its effort to attract
new jobs and i	invest in the community.				

SECTION 6 TAXPAYER CERTIFICATION I hereby certify that the representations in this statement are true. Signature of authorized represently Date signed (month, day, year) 7/12/2022 A Printed name of authorized r presentative Title

Richard W. Horn

President

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FORUSE OF THEODES CENAMINE Body We find that the applicant meets the general slandards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be pass under IC 6-1.1-12.1, provides for the following limitations: A. The designated area has been limited to a period of time not to exceed calendar years' (see below). The date this designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated expires is NOTE: This question addresses whether the resolution contains an expiration date for the designated is the designation of real estate improvements No 2. Residentially distressed areas No C. The amount of the deduction applicable is limited to \$ D. Other limitations or conditions (specify) E. Number of years allowed:Year 1Year 2Year 9Year 10Year 10Year 9Year 10Year 10Year 3Year 10Year 10Year 3Year 10Year 3Year 10Year 3Year 10Year 3Year 10
under IC 6-1.1-12.1, provides for the following limitations: A. The designated area has been limited to a period of time not to exceed calendar years' (see below). The date this designated expires is
expires is
1. Redevelopment or rehabilitation of real estate improvements Yes No 2. Residentially distressed areas Yes No C. The amount of the deduction applicable is limited to \$
D. Other limitations or conditions (specify) E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below) Year 6 Year 7 Year 8 Year 9 Year 10 F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1,1-12,1-17? Year 9 Year 10 F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1,1-12,1-17? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved (signature and title of authorized member of designating body) Telephone number Date signed (month, day, year)
E. Number of years allowed: Year 1 Year 2 Year 3 Year 3 Year 4 Year 5 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 10 F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1,1-12,1-17? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved (signature and life of authorized member of designating body) Telephone number Date signed (month, day, year)
F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1,1-12,1-17? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved (signature and file of authorized member of designating body) Telephone number Date signed (month, day, year)
Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved (signature and file of authorized member of designating body) Telephone number Date signed (month, day, year)
Approved (signature and litie of authorized member of designating body) Telephone number Date signed (month, day, year)
Printed name of authorized member of designating body Name of designating body
Attested by (signature and litle of attester) Printed name of attester
 If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17. A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC
 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after Jul 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-1 deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property that is approved after Jul 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after Jul 2013, the design body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)
IC 6-1.1-12.1-17 Abatement schedules
 Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction unsection 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage.
 (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

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