

MEMO

TO: Whitestown Town Council
Whitestown RDC

FROM: Claire Collett, Boone EDC
317-719-1990 / Claire@BetterInBoone.org

DATE: May 22, 2023

RE: 2023 Compliance Review – Batch 4

The Boone EDC has reviewed and recommends Town Council approve the following compliance documents for real and/or personal property tax abatements:

CF-1 Real Property

1. Chill Pharma LLC – 4995 Perry Worth Road
*Tenant has now occupied the facility, but substantive operations have not yet commenced. The employee headcount is expected to increase over the next year as production ramps up.
2. Indiana Becknell Investors 2011 LLC – 5446,5448 & 5450 Industrial Court
3. Indiana Becknell Investors 2011 LLC – Perry Industrial Park, Lots 14-15
4. PTS Diagnostics Real Estate Holdings LLC
*Investment cost is estimated since PTS was not the developer. Headcount is lower than estimated, but wages remain at \$41.52/hour
5. Indiana Branch Property, LLC and Timpte Industries Inc
*Headcount is lower, but wages are higher than anticipated
6. Pool 6 Industrial IN, LLC
*Wages are much higher than anticipated and actual employee headcount increased by 33 from 2022.
7. Dev Property IN LLC, formerly Pool 5 Industrial IN LLC
*Building has been recently completed and is 100% vacant. Property owner is marketing for tenant(s).
8. Whitestown Lot 7 LLC
9. Harvest C Project I-65 LLC
10. OPUS Development Company LLC
*Tenant did not occupy the space until 9/1/22. Employment and wages are anticipated to increase.

CF-1 Personal Property

1. NTN Bearing Corporation of America

*Investment and employee headcount are lower, but averages wages are higher than anticipated

2. Royal Interpack Midwest, Inc.

*Employee headcount and investment are significantly less than anticipated, but consistent with 2022's numbers. Wages are higher than anticipated

3. Weaver Popcorn Manufacturing

*Recommend approval for both Resolutions 2014-03 & 2022-23

4. Schafer Powder Coating, Inc.

Please see the attached copies of the submitted CF-1 forms and other documents for reference.

Upon either approval or denial of compliance, the Town must complete the top portion on page two of each CF-1 document. Please provide a copy of the approved resolution and signed CF-1 forms to the Boone EDC for future reference. We will also file a copy with Boone County.

If you have any questions or concerns, please do not hesitate to let me know.

May 9, 2023

WRITER'S DIRECT NUMBER: (317) 236-2183
DIRECT FAX: (317) 592-4265
EMAIL: MATTHEW.EHINGER@ICEMILLER.COM

VIA CERTIFIED MAIL

Whitestown Town Council
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

Boone County Assessor
Attn: Jennifer Lasley
Boone County Courthouse
115 Courthouse Square
Lebanon, IN 46052

Boone County Auditor
Attn: Debbie Crum
Boone County Courthouse
201 Courthouse Square
Lebanon, IN 46052

Whitestown Redevelopment Commission
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *Chill Pharma, LLC*
Application for Economic Revitalization Area Deduction
2023 Assessment Compliance with Statement of Benefits

Dear Sir or Madam:


Chill Pharma, LLC (the "Taxpayer") is the owner of real property located at 4995 Perry Worth Road, Whitestown, IN 46075, with Parcel Number 06-07-26-000-008.004-019 (the "Property").

In accordance with the Economic Revitalization Area Abatement Statute (Ind. Code § 6-1.1-12.1), enclosed for the 2023 assessment year is Form 322/RE *Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA)*, Form CF-1/Real Property, *Compliance with Statement of Benefits Real Estate Improvement*, and a copy of the property record card. Also enclosed is a copy the Form CF-1 that was filed for the 2022 assessment, and a copy of Form SB-1 that was initially submitted with the original abatement application.

Please feel free contact me at the number above with any questions.

Very truly yours,

ICE MILLER LLP


Matthew J. Ehinger

MJE/sdr
Enclosures



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16) Prescribed by the Department of Local Government Finance

20 23 PAY 20 24 FORM 322 / RE

INSTRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made...
3. A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
4. The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
5. Please see IC 6-1.1-12.1 for further instructions.
6. Taxpayer completes Sections I, II and III below.
7. If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
8. Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):
a. Private or commercial golf course
b. Country club
c. Massage parlor
d. Tennis club
e. Skating facility, including roller skating, skateboarding or ice skating
f. Racquet sport facility (including handball or racquet ball court)
g. Hot tub facility
h. Suntan facility
i. Racetrack
j. Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
k. Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
l. Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I - DESCRIPTION OF PROPERTY
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 23.
County: Boone, Township: Worth, DLGF taxing district number: [blank], Key number: 018-14960-04
Name of owner: Chill Pharma LLC, Legal description from Form 11: PT SE SE 26-18-1E 9.58A
Property address: 4995 Perry Worth Rd - 1A, Whitestown, IN 46075, Date of Form 11: 4/28/2023
Type of structure: Warehouse, Use of structure: Warehouse
Governing body that approved ERA designation: Town of Whitestown, Date ERA designation approved: December 19, 2018, Resolution number: 2078-57
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE
Signature of owner or representative: Kim Milburn CFO, Date signed: 5/5/2023
Printed name of owner or representative: Kim Milburn, Address: 11201 USA Pkwy, Suite 300, Fishers, IN 46037
SECTION III - STRUCTURES
A. Rehabilitation structure
1. Assessed valuation AFTER rehabilitation: \$
2. Assessed valuation BEFORE rehabilitation: \$
3. Difference in assessed valuation (Line 1 minus Line 2): \$
4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure): \$
B. New structure
1. Assessed valuation: \$ 19,885,400.00 *
2. Assessed valuation eligible for deduction: \$ 11,431,400.00 *
SECTION IV - VERIFICATION OF ASSESSING OFFICIAL
I verify that the above described structure was assessed and the owner was notified on [blank], with the effective date of the assessment being January 1, 20 [blank], and that the assessed valuations in Section III are correct.
Signature of assessing official: [blank], Printed name of assessing official: [blank], Date: [blank]

*Additional improvements were completed and assessed for January 1, 2023 Assessment. This Form 322/RE is for the new improvements. Abatement for the prior improvements began for the January 1, 2021 Assessment and therefore are not included in this Form 322/RE. Page 1 of 2

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*	YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**
<p>(1) For deductions allowed over a one (1) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p>	
<p>(2) For deductions allowed over a two (2) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 50% * ___% \$_____</p>	
<p>(3) For deductions allowed over a three (3) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 66% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 33% * ___% \$_____</p>	
<p>(4) For deductions allowed over a four (4) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 75% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 50% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 25% * ___% \$_____</p>	
<p>(5) For deductions allowed over a five (5) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 80% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 60% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 40% * ___% \$_____</p> <p>5 20__ pay 20__ \$_____ 20% * ___% \$_____</p>	
<p>(6) For deductions allowed over a six (6) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 85% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 66% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 50% * ___% \$_____</p> <p>5 20__ pay 20__ \$_____ 34% * ___% \$_____</p> <p>6 20__ pay 20__ \$_____ 17% * ___% \$_____</p>	
<p>(7) For deductions allowed over a seven (7) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 85% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 71% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 57% * ___% \$_____</p> <p>5 20__ pay 20__ \$_____ 43% * ___% \$_____</p> <p>6 20__ pay 20__ \$_____ 29% * ___% \$_____</p> <p>7 20__ pay 20__ \$_____ 14% * ___% \$_____</p>	
<p>(8) For deductions allowed over a eight (8) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 88% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 75% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 63% * ___% \$_____</p> <p>5 20__ pay 20__ \$_____ 50% * ___% \$_____</p> <p>6 20__ pay 20__ \$_____ 38% * ___% \$_____</p> <p>7 20__ pay 20__ \$_____ 25% * ___% \$_____</p> <p>8 20__ pay 20__ \$_____ 13% * ___% \$_____</p>	
<p>(9) For deductions allowed over a nine (9) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 88% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 77% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 66% * ___% \$_____</p> <p>5 20__ pay 20__ \$_____ 55% * ___% \$_____</p> <p>6 20__ pay 20__ \$_____ 44% * ___% \$_____</p> <p>7 20__ pay 20__ \$_____ 33% * ___% \$_____</p> <p>8 20__ pay 20__ \$_____ 22% * ___% \$_____</p> <p>9 20__ pay 20__ \$_____ 11% * ___% \$_____</p>	
<p>(10) For deductions allowed over a ten (10) year period:</p> <p>1 20__ pay 20__ \$_____ 100% * ___% \$_____</p> <p>2 20__ pay 20__ \$_____ 95% * ___% \$_____</p> <p>3 20__ pay 20__ \$_____ 80% * ___% \$_____</p> <p>4 20__ pay 20__ \$_____ 65% * ___% \$_____</p> <p>5 20__ pay 20__ \$_____ 50% * ___% \$_____</p> <p>6 20__ pay 20__ \$_____ 40% * ___% \$_____</p> <p>7 20__ pay 20__ \$_____ 30% * ___% \$_____</p> <p>8 20__ pay 20__ \$_____ 20% * ___% \$_____</p> <p>9 20__ pay 20__ \$_____ 10% * ___% \$_____</p> <p>10 20__ pay 20__ \$_____ 5% * ___% \$_____</p>	
<p>NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.</p>	
<p>* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).</p>	

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$74,880 AV	___ pay ___ through ___ pay ___
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$106,080 AV	___ pay ___ through ___ pay ___
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$156,000 AV	___ pay ___ through ___ pay ___
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$199,680 AV	___ pay ___ through ___ pay ___

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)
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**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Chill Pharma LLC	County Boone	
Address of Taxpayer (number and street, city, state, and ZIP code) 11201 USA Pkwy, Suite 300, Fishers, IN 46037	DLGF Taxing District Number 018 Whitestown	
Name of Contact Person Kim Milburn	Telephone Number (317) 860-2975	Email Address kmlburn@victoryuc.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Whitestown	Resolution Number 2018-57	Estimated Start Date (month, day, year) 6/1/2019
Location of Property 4995 Perry Worth Road, Whitestown, IN 46075 (06-07-26-000-008.004-019)	Actual Start Date (month, day, year) 5/20/2020	
Description of Real Property Improvements 161,602 sq. ft. industrial warehouse.	Estimated Completion Date (month, day, year) 3/1/2020	
	Actual Completion Date (month, day, year) 12/1/2020	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0	
Salaries	0	
Number of Employees Retained	0	
Salaries	0	
Number of Additional Employees	132	9*
Salaries	\$7,256,620	\$500,956*
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ 11,600,000	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 11,600,000	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ 1,849,521	\$ 491,500
Plus: Values of Proposed Project	\$ 19,818,180.45	\$ 19,416,000
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 21,667,701.45	\$ 19,885,400
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Kim Milburn</i> CFO	Title CFO	Date Signed (month, day, year) 5/5/2023

*Note: While the tenant has now started to occupy the facility as of January 1, 2023, its substantive operations have not commenced. These operations and related employment are expected to increase over the next year.

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

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

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

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	

Transfer of Ownership				Year	2023	Card	1	
				Date	Grantor	Valid	Amount	Type
				Jul 02, 2021	WHITESTOWN INDUSTRIAL HOLDINGS II L - Jul 01, 2021	N	14786580.00	Straight
				Jun 03, 2020	WHITESTOWN INDUSTRIAL HOLDINGS II L - May 20, 2020	N	0.00	Straight
				Jun 03, 2020	WHITESTOWN 65 COMMERCE PARK LLC - May 20, 2020	N	1849521.00	Straight
				May 09, 2019	WHITESTOWN 65 COMMERCE PARK LLC - Apr 12, 2019	Y	0.00	Split
				VALUATION RECORD				
				Assessment Year	2023	2022	2021	
				Reason for Change				
				Land	Homestead-C1	0	0	0
					Residential-C2	0	0	0
					Non-Residential-C3	469,400	491,500	491,500
					Total Land	469,400	491,500	491,500
				Improvements	Homestead-C1	0	0	0
					Residential-C2	0	0	0
					Non-Residential-C3	19,416,000	7,984,600	7,588,700
					Total Imp	19,416,000	7,984,600	7,588,700
				Total Assessed Value:	19,885,400	8,476,100	8,080,200	

Number	4
BOONE, IN	
WORTH	
Parcel	06-07-26-000-008.004-019
Property Class	350
Tax District	018 Whitestown
Neighborhood	26766-anson com warhse-26766
Property Address	
4995 PERRY WORTH RD -1A	
4998 ANSON BLVD	
LEBANON, IN 46052	
Account	124612
Book	
Page	
Legal	PT SE SE 26-18-1E 9.58A (BUILDING 1A)
Topography	<input type="checkbox"/> Level
Pub. Utilities	<input type="checkbox"/> Water
Street or Rd.	<input type="checkbox"/> Paved
Neighborhood	<input checked="" type="checkbox"/> Improving
<input type="checkbox"/> High	<input type="checkbox"/> Sewer
<input type="checkbox"/> Low	<input type="checkbox"/> Gas
<input type="checkbox"/> Rolling	<input type="checkbox"/> Electricity
<input type="checkbox"/> Swampy	<input type="checkbox"/> Alley
	<input type="checkbox"/> Unpaved
	<input type="checkbox"/> Proposed
	<input type="checkbox"/> Sidewalk
	<input type="checkbox"/> Blighted
	<input type="checkbox"/> Static
	<input type="checkbox"/> Declining
	<input type="checkbox"/> Other
	<input type="checkbox"/> Blighted

Property Sub Class: IND WHSE-350

Memorandum

211123001 11/23/21 Com Build-out / Remodel 12,000,000 updated for 2023 pay 2024

220301025 03/16/22 Commercial Racking / High Racking \$2,000,000

211229006 1/10/22 Fire Protection / Sprinkler System \$153,908

200629003 7/2/20 Fire Protection / Sprinkler System \$230,050

200420004 4/22/20 New Commercial Bldg \$6,488,721

LAND DATA AND COMPUTATIONS									
Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
Acreage / Sq. Ft.									
11		9.580			49000.00	49000.00	469420		469420
Total Acreage									9.58
Total Land Value									469400

Land Type

F Front Lot 81 Legal Ditch

R Rear Lot 82 Public Road

1 Comm., Ind. Land 83 Utility Trans. Tower

11 Primary 9 Homesite

12 Secondary 91 Res. Excess Acres

13 Undeveloped usable 92 Ag Excess Acres

14 Undeveloped Unusable

Influence Factors

2 Classified Land 0 Other 5 Misimprovement

3 Undeveloped Land 1 Topography 6 Restrictions

4 Tillable Land 2 Under Improved 7 Traffic Flow

5 Non-tillable Land 3 Excess Frontage 8 View

6 Woodland 4 Shape or Size 9 Corner Infl.

7 Other Farmland

8 Ag Support Land

PRINTED FROM BOONE COUNTY, INDIANA

Parcel No. 018-14960-04

County _____

Township _____

Corporation _____

District _____

Plat _____

Map _____

Alt _____

Joist Resistant

Proof Steel

Reinf. Concrete

Flooring

Softwood

Hardwood

Parquet

Carpet

Unfinished

Other

Finish Type

Unfinished

Semifinished

Finished Open

Finished Divided

Heating & Air Conditioning

No Heating

Central Warm Air

Hot Water or Steam

Unit Heating

Central Air

Package or Unit Air

Sprinkler

Plumbing # TF

Full Baths _____

Half Baths _____ 24

Extra fixtures _____

Total 24

Other Fixtures

Wash Fountains	G/F	ES	SS
Circular 36"			
Circular 54"			
Semi-circular 36"			
Semi-circular 54"			
Industrial Gang Sinks			
4' long, 4 man			
8' long 8 man			
Shower-Column			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			
Shower Multi-Stall			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			

#Fixtures _____

Gang Shower Heads _____

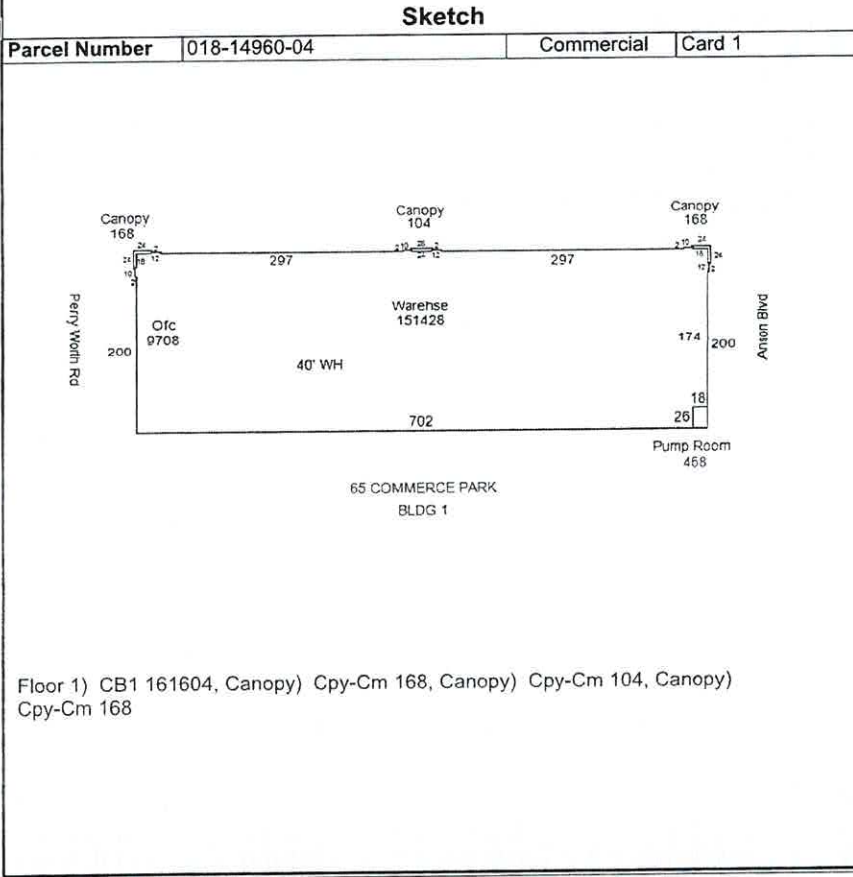
Drinking Fountains _____

Refrigerated Water Coolers _____

.....with Hot & Cold Water _____

Emergency Shower _____

Eye Wash _____



Use	I:Light	I:Light	I:Industrial
Pricing Key	GCI	GCI	GCI
S.F. Area	151428	468	9708
Effective Perimeter L/F	1888	1888	1888
P.A.R	1	1	1
Average Size / Units	151428 / 1	468 / 1	9708 / 1
Section Level	HT. RATE	HT. RATE	HT. RATE HT. RATE
1	40 29.63		
1		40 25.60	
1			12 59.46
Frame / PE Adj. [+ -]	0.00	0.00	0.00
Wall Ht. Adj. [+ -]	0.00	0.80	0.00
BASE PRICE	29.63	26.40	59.46
B.P.A. %	1.00	1.00	1.00
Sub-total	29.63	26.40	59.46
Ceiling	0.00	0.00	0.00
Interior Finish	0.00	0.00	0.00
Division Walls	0.00	0.00	0.00
Lighting	0.00	0.00	0.00
Heating/Air Cond.	0.00/4.23	0.00/4.23	0.00/0.00
Sprinkler	1.96	1.96	2.64
S.F. Price	35.82	32.59	62.10
Area	151428	468	9708
Sub-total	5424150	15250	602870
Plumbing			38400
Unit Finish			
Special Features			
Exterior Features			
TOTAL BASE	5424150	15250	641270
Grade Factor	3.30	1.40	1.40
Location Multiplier	1.00	1.00	1.00
Reproduction Cost	17899690	21350	897780
Phys Dep/ Yr Blt /Cond	2 / 2020 / A	4 / 2020 / A	3 / 2022 / A
Obsolescence	0	0	0
Remainder Value	17541700	20500	870850

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											161604	1.00			1843305	100	100	18433100	553000
Paving -Asph	6	2-in on 5	C	2020	2020	A	2.24	0	2.24	1	132343	1.00	296450	20	237160	100	100	237200	
Paving -Conc	6	Hvy	C	2020	2020	A	5.15	1	5.41	1	38721	1.00	209480	8	192720	100	100	192700	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Special Features	Value
Card Improvement Total	18862950
Total Improvement Value	18862950



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

2022 PAY 2023
FORM CF-1 / Real Property

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Chill Pharma, LLC	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 11201 USA Pkwy Suite 300 Fishers, IN 46037	DLGF taxing district number 06019
Name of contact person Kim Milburn	Telephone number (317) 860-2975
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Town of Whiteslown	Resolution number 2018-57
Location of property 4995 Perry Worth Road Whiteslown, IN 46075	Estimated start date (month, day, year) 06/01/2019
Description of real property improvements 161,602 Sq Ft speculative industrial warehouse	Actual start date (month, day, year) 05/20/2020
	Estimated completion date (month, day, year) 03/01/2020
	Actual completion date (month, day, year) 12/01/2020

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0.00	0.00
Salaries		0.00	0.00
Number of employees retained		0.00	0.00
Salaries		0.00	0.00
Number of additional employees		132.00	0.00 - 12/31/21 has not occupied as of 1/1/22
Salaries		\$7,258,620.00	0.00 - 12/31/21 has not occupied as of 1/1/22

SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project	\$11,600,000.00		
Less: Values of any property being replaced			
Net values upon completion of project	\$11,600,000.00		
ACTUAL		COST	ASSESSED VALUE
Values before project		\$1,849,521.00	\$481,500.00
Plus: Values of proposed project	\$7,583,180.45		\$7,568,700.00
Less: Values of any property being replaced			
Net values upon completion of project	\$9,432,701.45		\$8,080,200.00

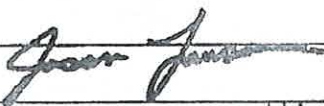
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Kim Milburn</i>	Title CFO	Date signed (month, day, year) 7/22/2022

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

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

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

We have reviewed the CF-1 and find that:		
<input checked="" type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____		
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member 		Date signed (month, day, year) 8 15 22
Attested by: <u>Matthew Summets</u>		Designating body
<small>0K0H83A7E0BB485...</small> If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)		
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year) Location of hearing
HEARING RESULTS (to be completed after the hearing)		
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see Instruction 4 above)		
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
Attested by:		Designating body
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(a)]		
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.		



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

20 <u>22</u> PAY 20 <u>23</u>
FORM CF-1 / Real Property

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Chill Pharma, LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 11201 USA Pkwy Suite 300 Fishers, IN 46037		DLGF taxing district number 06019	
Name of contact person Kim Milburn		Telephone number (317) 860-2975	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Town of Whitestown		Resolution number 2018-57	Estimated start date (month, day, year) 06/01/2019
Location of property 4995 Perry Worth Road Whitestown, IN 46075		Actual start date (month, day, year) 05/20/2020	
Description of real property improvements 161,602 Sq Ft speculative industrial warehouse		Estimated completion date (month, day, year) 03/01/2020	
		Actual completion date (month, day, year) 12/01/2020	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0.00	0.00
Salaries		0.00	0.00
Number of employees retained		0.00	0.00
Salaries		0.00	0.00
Number of additional employees		132.00	0.00 - tenant has not occupied as of 1/1/22
Salaries		\$7,256,620.00	0.00 - tenant has not occupied as of 1/1/22
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		\$11,600,000.00	
Less: Values of any property being replaced			
Net values upon completion of project		\$11,600,000.00	
ACTUAL		COST	ASSESSED VALUE
Values before project		\$1,849,521.00	\$491,500.00
Plus: Values of proposed project		\$7,583,180.45	\$7,588,700.00
Less: Values of any property being replaced			
Net values upon completion of project		\$9,432,701.45	\$8,080,200.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Kim Milburn</i>		Title CFO	Date signed (month, day, year) 7/22/2022



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51787 (R8 / 10-14)
Prescribed by the Department of Local Government Finance

02/28/18

20 ___ PAY 20 ___
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-1-12.1-5.1.

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer SCP Acquisitions, LLC or its assignee					
Address of taxpayer (number and street, city, state, and ZIP code) 8900 Keystone Crossing, Suite 100, Indianapolis, IN 46240					
Name of contact person John B. Cumming			Telephone number (317) 819-1889	E-mail address jcumming@strategiccapitalpartners.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Whitestown					Resolution number
Location of property Northeast quadrant of Perry Worth Rd & CR 500 South			County Boone	DLGF taxing district number 08019	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) +/- 150,000 sq office & temperature controlled warehouse facility on a build-to-suit transaction					Estimated start date (month, day, year) 6/01/2019
					Estimated completion date (month, day, year) 3/01/2020
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 132.00	Salaries \$7,256,620.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00	0.00	
Plus estimated values of proposed project			11,600,000.00	0.00	
Less values of any property being replaced			0.00	0.00	
Net estimated values upon completion of project			11,600,000.00	0.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true					
Signature of authorized representative <i>John B. Cumming</i>				Date signed (month, day, year) 10/28/2018	
Printed name of authorized representative John B. Cumming			Title SVP Development		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed. Year 1 Year 2 Year 3 Year 4 Year 6 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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 under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16)
Prescribed by the Department of Local Government Finance

20 <u>21</u> PAY 20 <u>22</u>
FORM 322 / RE

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Racetrack
 - Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
 - Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I - DESCRIPTION OF PROPERTY			
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 <u>21</u> .			
County Boone	Township Worth	DLGF taxing district number 06019	Key number
Name of owner Whitestown Industrial Holdings II, LLC		Legal description from Form 11 PT SE SE 26-18-1E	
Property address (number and street, city, state, and ZIP code) 4995 Perry Worth Road, Whitestown, IN 46075			Date of Form 11 (month, day, year)
Type of structure 161,602 SF speculative industrial warehouse			Use of structure For Lease
Governing body that approved ERA designation Town of Whitestown		Date ERA designation approved (month, day, year) December 19, 2018	Resolution number 2018-57
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE			
Signature of owner or representative (I hereby certify that the representations on this application are true.) <i>Erin Shepherd</i>			Date signed (month, day, year) May 6, 2021
Printed name of owner or representative Erin Shepherd		Address (number and street, city, state, and ZIP code) 280 E. 96th Street, Suite 250, Indianapolis, IN 46240	
SECTION III - STRUCTURES			AUDITOR'S USE
A. Rehabilitation structure		1. Assessed valuation AFTER rehabilitation	\$
		2. Assessed valuation BEFORE rehabilitation	\$
		3. Difference in assessed valuation (Line 1 minus Line 2)	\$
		4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure)	\$
B. New structure		1. Assessed valuation	\$ 8,080,200.00
		2. Assessed valuation eligible for deduction	\$ 7,588,700.00
SECTION IV - VERIFICATION OF ASSESSING OFFICIAL			
I verify that the above described structure was assessed and the owner was notified on _____, with the effective date of the assessment being January 1, 20 _____, and that the assessed valuations in Section III are correct.			
Signature of assessing official		Printed name of assessing official	Date (month, day, year)

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*	YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**	
(1) For deductions allowed over a one (1) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	1 20__ pay 20__ \$_____ 100% * ____% \$_____	
(2) For deductions allowed over a two (2) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	2 20__ pay 20__ \$_____ 88% * ____% \$_____	
2 20__ pay 20__ \$_____ 50% * ____% \$_____	3 20__ pay 20__ \$_____ 75% * ____% \$_____	
(3) For deductions allowed over a three (3) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	4 20__ pay 20__ \$_____ 63% * ____% \$_____	
2 20__ pay 20__ \$_____ 66% * ____% \$_____	5 20__ pay 20__ \$_____ 50% * ____% \$_____	
3 20__ pay 20__ \$_____ 33% * ____% \$_____	6 20__ pay 20__ \$_____ 38% * ____% \$_____	
(4) For deductions allowed over a four (4) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	7 20__ pay 20__ \$_____ 25% * ____% \$_____	
2 20__ pay 20__ \$_____ 75% * ____% \$_____	8 20__ pay 20__ \$_____ 13% * ____% \$_____	
3 20__ pay 20__ \$_____ 50% * ____% \$_____	(9) For deductions allowed over a nine (9) year period:	
4 20__ pay 20__ \$_____ 25% * ____% \$_____	1 20__ pay 20__ \$_____ 100% * ____% \$_____	
(5) For deductions allowed over a five (5) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	2 20__ pay 20__ \$_____ 88% * ____% \$_____	
2 20__ pay 20__ \$_____ 80% * ____% \$_____	3 20__ pay 20__ \$_____ 77% * ____% \$_____	
3 20__ pay 20__ \$_____ 60% * ____% \$_____	4 20__ pay 20__ \$_____ 66% * ____% \$_____	
4 20__ pay 20__ \$_____ 40% * ____% \$_____	5 20__ pay 20__ \$_____ 55% * ____% \$_____	
5 20__ pay 20__ \$_____ 20% * ____% \$_____	6 20__ pay 20__ \$_____ 44% * ____% \$_____	
(6) For deductions allowed over a six (6) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	7 20__ pay 20__ \$_____ 33% * ____% \$_____	
2 20__ pay 20__ \$_____ 85% * ____% \$_____	8 20__ pay 20__ \$_____ 22% * ____% \$_____	
3 20__ pay 20__ \$_____ 66% * ____% \$_____	9 20__ pay 20__ \$_____ 11% * ____% \$_____	
4 20__ pay 20__ \$_____ 50% * ____% \$_____	(10) For deductions allowed over a ten (10) year period:	
5 20__ pay 20__ \$_____ 34% * ____% \$_____	1 20 21 pay 20 22 \$ <u>7,588,700.00</u> 100% * <u>100</u> % \$ <u>7,588,700.00</u>	
6 20__ pay 20__ \$_____ 17% * ____% \$_____	2 20 22 pay 20 23 \$ <u>7,588,700.00</u> 95% * <u>95</u> % \$ <u>7,209,285.00</u>	
(7) For deductions allowed over a seven (7) year period:		
1 20__ pay 20__ \$_____ 100% * ____% \$_____	3 20 23 pay 20 24 \$ <u>7,588,700.00</u> 80% * <u>80</u> % \$ <u>6,070,960.00</u>	
2 20__ pay 20__ \$_____ 85% * ____% \$_____	4 20 24 pay 20 25 \$ <u>7,688,700.00</u> 65% * <u>65</u> % \$ <u>7,932,655.00</u>	
3 20__ pay 20__ \$_____ 71% * ____% \$_____	5 20 25 pay 20 26 \$ <u>7,588,700.00</u> 50% * <u>50</u> % \$ <u>3,794,350.00</u>	
4 20__ pay 20__ \$_____ 57% * ____% \$_____	6 20 27 pay 20 28 \$ <u>7,588,700.00</u> 40% * <u>40</u> % \$ <u>3,035,480.00</u>	
5 20__ pay 20__ \$_____ 43% * ____% \$_____	7 20 28 pay 20 29 \$ <u>7,588,700.00</u> 30% * <u>30</u> % \$ <u>2,276,610.00</u>	
6 20__ pay 20__ \$_____ 29% * ____% \$_____	8 20 29 pay 20 30 \$ <u>7,588,700.00</u> 20% * <u>20</u> % \$ <u>1,517,740.00</u>	
7 20__ pay 20__ \$_____ 14% * ____% \$_____	9 20 30 pay 20 31 \$ <u>7,588,700.00</u> 10% * <u>10</u> % \$ <u>758,870.00</u>	
	10 20 31 pay 20 32 \$ <u>7,588,700.00</u> 5% * <u>5</u> % \$ <u>379,435.00</u>	

NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: (IC 6-1.1-12.1-4.1(b))	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$74,880 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$108,080 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$158,000 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$199,680 AV	____ pay ____ through ____ pay ____

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$38,000, \$51,000, \$75,000, and \$98,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)
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**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Whitestown Lot 7, LLC	County Marion		
Address of taxpayer (number and street, city, state, and ZIP code) 7620 Washington Blvd. Indianapolis IN 46240	DLGF taxing district number 49-820-0008		
Name of contact person Eric Osterhaus	Telephone number (317) 710-6847		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Town of Whitestown	Resolution number 2020-01,2019-12	Estimated start date (month, day, year) 4-1-2020	
Location of property 4188 South Indianapolis Road Lebanon Indiana 46052(Whitestown Crossing II, Block D)	Actual start date (month, day, year) 6-1-2020		
Description of real property improvements 44,100 Sq. Ft Office and Warehouse building with related site improvements.	Estimated completion date (month, day, year) 12-31-2020		
	Actual completion date (month, day, year) 4-12-2021		
SECTION 3 EMPLOYEES AND SALARIES			
	EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		6	15
Salaries		240,000.00	600,000.00
Number of employees retained			
Salaries			
Number of additional employees			
Salaries			
SECTION 4 COST AND VALUES			
	COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		0.00	
Plus: Values of proposed project		1,900,000.00	
Less: Values of any property being replaced		0.00	
Net values upon completion of project		1,900,000.00	
ACTUAL		COST	ASSESSED VALUE
Values before project		0.00	
Plus: Values of proposed project		1,900,000.00	
Less: Values of any property being replaced		0.00	
Net values upon completion of project		1,900,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
	WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 	Title Member	Date signed (month, day, year) 5-9-23	

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

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

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

We have reviewed the CF-1 and find that:

the property owner IS in substantial compliance

the property owner IS NOT in substantial compliance

other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

AM
 PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

Approved

Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16)
Prescribed by the Department of Local Government Finance

20 <u> </u> PAY 20 <u> </u>
FORM 322 / RE

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Racetrack
 - Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail, (unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
 - Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

FILED
MAY 05 2020

SECTION I - DESCRIPTION OF PROPERTY

The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 20

County Boone	Township Perry	DLGF taxing district number 06-019	Key number
Name of owner Whitestown Lot 7, LLC (Eric Osterhaus)		Legal description from Form 11 The Crossing At Whitestown Phase II Block D 4.78A	
Property address (number and street, city, state, and ZIP code) 4000 S. Indianapolis Road, Lebanon IN 46052			Date of Form 11 (month, day, year) 4-30-20
Type of structure Office/Warehouse		Use of structure Office/Warehouse	
Governing body that approved ERA designation Whitestown Town Council		Date ERA designation approved (month, day, year) 12-18-2019	Resolution number 2019-34

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative *Eric Osterhaus* hereby certify that the representations on this application are true.)

Printed name of owner or representative **Eric Osterhaus** Address (number and street, city, state, and ZIP code) **7620 Washington Blvd. Indianapolis, IN 46240**

Date signed (month, day, year) **5-5-20**

SECTION III - STRUCTURES

				AUDITOR'S USE
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$		
	2. Assessed valuation BEFORE rehabilitation	\$		
	3. Difference in assessed valuation (Line 1 minus Line 2)	\$		
	4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure)	\$		
B. New structure	1. Assessed valuation	\$	1,900,000	
	2. Assessed valuation eligible for deduction	\$	1,900,000	

SECTION IV - VERIFICATION OF ASSESSING OFFICIAL

I verify that the above described structure was assessed and the owner was notified on _____ with the effective date of the assessment being January 1, 20_____, and that the assessed valuations in Section III are correct.

Signature of assessing official _____ Printed name of assessing official _____ Date (month, day, year) _____

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*

(1) For deductions allowed over a one (1) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

(2) For deductions allowed over a two (2) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 50% * ____% \$_____

(3) For deductions allowed over a three (3) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 66% * ____% \$_____

3 20__ pay 20__ \$_____ 33% * ____% \$_____

(4) For deductions allowed over a four (4) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 75% * ____% \$_____

3 20__ pay 20__ \$_____ 50% * ____% \$_____

4 20__ pay 20__ \$_____ 25% * ____% \$_____

(5) For deductions allowed over a five (5) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 80% * ____% \$_____

3 20__ pay 20__ \$_____ 60% * ____% \$_____

4 20__ pay 20__ \$_____ 40% * ____% \$_____

5 20__ pay 20__ \$_____ 20% * ____% \$_____

(6) For deductions allowed over a six (6) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 85% * ____% \$_____

3 20__ pay 20__ \$_____ 66% * ____% \$_____

4 20__ pay 20__ \$_____ 50% * ____% \$_____

5 20__ pay 20__ \$_____ 34% * ____% \$_____

6 20__ pay 20__ \$_____ 17% * ____% \$_____

(7) For deductions allowed over a seven (7) year period:

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 85% * ____% \$_____

3 20__ pay 20__ \$_____ 71% * ____% \$_____

4 20__ pay 20__ \$_____ 57% * ____% \$_____

5 20__ pay 20__ \$_____ 43% * ____% \$_____

6 20__ pay 20__ \$_____ 29% * ____% \$_____

7 20__ pay 20__ \$_____ 14% * ____% \$_____

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(8) For deductions allowed over a eight (8) year period

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 88% * ____% \$_____

3 20__ pay 20__ \$_____ 75% * ____% \$_____

4 20__ pay 20__ \$_____ 63% * ____% \$_____

5 20__ pay 20__ \$_____ 50% * ____% \$_____

6 20__ pay 20__ \$_____ 38% * ____% \$_____

7 20__ pay 20__ \$_____ 25% * ____% \$_____

8 20__ pay 20__ \$_____ 13% * ____% \$_____

(9) For deductions allowed over a nine (9) year period

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 88% * ____% \$_____

3 20__ pay 20__ \$_____ 77% * ____% \$_____

4 20__ pay 20__ \$_____ 66% * ____% \$_____

5 20__ pay 20__ \$_____ 55% * ____% \$_____

6 20__ pay 20__ \$_____ 44% * ____% \$_____

7 20__ pay 20__ \$_____ 33% * ____% \$_____

8 20__ pay 20__ \$_____ 22% * ____% \$_____

9 20__ pay 20__ \$_____ 11% * ____% \$_____

(10) For deductions allowed over a ten (10) year period

1 20__ pay 20__ \$_____ 100% * ____% \$_____

2 20__ pay 20__ \$_____ 95% * ____% \$_____

3 20__ pay 20__ \$_____ 80% * ____% \$_____

4 20__ pay 20__ \$_____ 65% * ____% \$_____

5 20__ pay 20__ \$_____ 50% * ____% \$_____

6 20__ pay 20__ \$_____ 40% * ____% \$_____

7 20__ pay 20__ \$_____ 30% * ____% \$_____

8 20__ pay 20__ \$_____ 20% * ____% \$_____

9 20__ pay 20__ \$_____ 10% * ____% \$_____

10 20__ pay 20__ \$_____ 5% * ____% \$_____

NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$74,880 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$106,080 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$156,000 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$199,680 AV	____ pay ____ through ____ pay ____

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month day year)
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**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

20 PAY 20
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-12-1-5.

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

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Whitestown Lot 7, L.L.C.					
Address of taxpayer (number and street, city, state, and ZIP code) 7620 Washington Blvd. Indianapolis, IN 46240					
Name of contact person Eric Osterhaus			Telephone number (317) 710-6847		E-mail address eric@systemsbuilders.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Whitestown					Resolution number
Location of property Whitestown Crossing II (Block D) Proposed Lot 7			County Boone		DLGF taxing district number 06-019
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 44,100 sq. ft. of spec warehouse and office and related site improvements to be constructed at the above location.					Estimated start date (month, day, year) 4-1-2020
					Estimated completion date (month, day, year) 12-31-2020
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
				6	\$240,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				\$0	
Plus estimated values of proposed project				\$1,900,000	
Less values of any property being replaced				\$0	
Net estimated values upon completion of project				\$1,900,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Eric Osterhaus				Date signed (month, day, year) 11-14-19	
Printed name of authorized representative Eric Osterhaus			Title Member		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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 under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



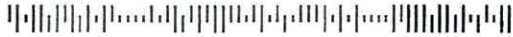
NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R20 / 1-23)
Prescribed by the Department of Local Government Finance

FORM 11

Jennifer S. Lasley
Boone County Assessor
115 Courthouse Sq
Lebanon IN 46052-2161

26999*47**G50**0.382**1/2*****AUTOALL FOR AADC 460
WHITESTOWN LOT 7 LLC
9150 HARRISON PARK CT STE A
INDIANAPOLIS IN 46216-2250



Legal Description THE CROSSING AT WHITESTOWN PHASE II BLOCK D 4.87A	Parcel or Identification Number 020-13820-09
Property Address (number and street, city, state, and ZIP code) 4188 S INDIANAPOLIS RD LEBANON IN 46052	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

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

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2023	
LAND	419,300	LAND	419,300
STRUCTURES/ IMPROVEMENTS *	2,084,500	STRUCTURES/ IMPROVEMENTS *	2,159,600
TOTAL	2,503,800	TOTAL	2,578,900

Reason for Revision of Assessment: THIS IS NOT A BILL

The purpose of this form is to notify the property owner of the gross assessed value for the year. 2023 pay 2024. The actual property tax impact of this assessment is unknown as tax rates have not been established. If you believe that the 2023 pay 2024 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. Additional information on filing an appeal is on the reverse side of this form.

THE DEADLINE TO FILE AN APPEAL IS 06/15/2023.

Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. While the volume and activity levels of Residential sales has been steadily declining, the selling prices (market value) still show steady increases. The State set assessment value of agricultural land for 2023 is \$1,900 per acre; a 27% increase from last year at \$1,500 per acre. These increases have a direct effect on the related property assessment.

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

County BOONE COUNTY	Township PERRY	Date of Notice (month, day, year) 04/28/2023
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140
Address (number and street, city, state, and ZIP code) 115 COURTHOUSE SQUARE, LEBANON IN 46052		

1/1 26999





Building a better
working world

Ernst & Young, LLP
155 N. Wacker Drive
Suite 2000
Chicago, IL 60601

Cell: 708-354-5414
Email: Maggie.M.Dugan@ey.com
ey.com

via email nwoolery@co.boone.in.us

May 12th, 2023

Natalie Woolery
Deputy Auditor
Boone County Auditor's Office
201 Courthouse Square
Lebanon, IN 46052

**RE: Tax Year 2023 Pay 2024 Form CF-1 and Form 322/RE for
Dev Property IN LLC (Parcel 020-00590-02)**

Dear Natalie,

On behalf of Dev Property IN LLC, attached please find the fully executed Form CF-1 and Form 322/RE for the above-mentioned property and parcel(s) for Tax Year 2023 Pay 2024. Also enclosed for convenience and reference are the Tax Year 2023 Form 11, the Form SB-1, and the Resolution(s) adopted by the Town Council of the Town of Whitestown.

As is seen from reviewing the enclosed documents, Dev Property IN LLC is in substantial compliance with the requirements proposed in the SB-1. Also, as stated on the Form CF-1, the building was recently completed and currently being marketed for rent. Please reach out via call or email if you have any questions or concerns.

Thank you,

Maggie M. Dugan
Manager, Ernst & Young, LLP

Attachments

1. TY2023 Pay 2024 Form CF-1
2. TY2023 Pay 2024 Form 322/RE
3. TY2023 Pay 2024 Form 11
4. Form SB-1
5. Resolution(s)

Copied via email to:

Carlee Maier (Town of Whitestown), cmaier@whitestown.in.gov
Nate Messer (Town of Whitestown), NMesser@whitestown.in.gov
Debbie Crum (Boone County Auditor), dcrum@co.boone.in.us



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Dev Property IN LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford Rd., Ste. 250, Radnor, PA 19087		DLGF taxing district number 06-020	
Name of contact person Riley Dunbar		Telephone number (609) 519-8102	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Whitestown Town Council		Resolution number 2018-50	Estimated start date (month, day, year) 01/2019
Location of property 3154 Perry Blvd., Whitestown, IN 46075		Actual start date (month, day, year)	
Description of real property improvements 457,700 SF Industrial Facility (Parcel 020-00590-02).		Estimated completion date (month, day, year) 12/2025	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained			
Salaries			
Number of additional employees		100	Vacant, 0*
Salaries		2,600,000	Vacant, 0*
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		0	120,100
Plus: Values of proposed project		15,000,000	
Less: Values of any property being replaced		0	
Net values upon completion of project		15,000,000	
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		21,636,453	21,762,500 (Total Tax Year 2023)
Less: Values of any property being replaced			
Net values upon completion of project		21,636,453	21,762,500 (Total Tax Year 2023)
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Riley Dunbar</i>	DocuSigned by: Riley Dunbar	Title Real Estate Tax Analyst	Date signed (month, day, year) 2023-05-04

CE70CB55628E4DC...

*Building completed recently and is 100% vacant. Owner is marketing for tenant(s).

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

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

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

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16)

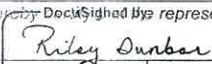
Prescribed by the Department of Local Government Finance

2023 PAY 2024

FORM 322 / RE

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Racetrack
 - Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
 - Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I - DESCRIPTION OF PROPERTY			
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 <u>23</u> .			
County Boone	Township Perry	DLGF taxing district number 06-020	Key number 020-00590-02
Name of owner Dev Property IN LLC		Legal description from Form 11 Replat of Whitestown Business Park 2-Lot 2-28.48A-Building 4	
Property address (number and street, city, state, and ZIP code) 3154 Perry Blvd., Whitestown, IN 46075 (Parcel 020-00590-02)			Date of Form 11 (month, day, year) 04/28/2023
Type of structure Industrial			Use of structure Warehouse/Distribution
Governing body that approved ERA designation Whitestown Town Council		Date ERA designation approved (month, day, year) 11/14/2018	Resolution number 2018-50
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE			
Signature of owner or representative (I hereby declare that the representations on this application are true.) 			Date signed (month, day, year) 2023-05-04
Printed name of owner or representative Riley Dunbar		Address (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford R., Ste. 250, Radnor, PA 19087	
SECTION III - STRUCTURES			AUDITOR'S USE
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$	
	2. Assessed valuation BEFORE rehabilitation	\$	
	3. Difference in assessed valuation (Line 1 minus Line 2)	\$	
	4. Assessed valuation eligible for deduction (for the increase in A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure)	\$	
B. New structure	1. Assessed valuation	\$	21,762,500.00*
	2. Assessed valuation eligible for deduction	\$	20,348,000.00*
SECTION IV - VERIFICATION OF ASSESSING OFFICIAL			
I verify that the above described structure was assessed and the owner was notified on _____, with the effective date of the assessment being January 1, 20 _____, and that the assessed valuations in Section III are correct.			
Signature of assessing official		Printed name of assessing official	Date (month, day, year)

*21,762,500 is the total Tax Year 2023 value, including land. 20,348,000 is the improvement value.

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*

(1) For deductions allowed over a one (1) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

(2) For deductions allowed over a two (2) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 50% * ___% \$_____

(3) For deductions allowed over a three (3) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 66% * ___% \$_____

3 20__ pay 20__ \$_____ 33% * ___% \$_____

(4) For deductions allowed over a four (4) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 75% * ___% \$_____

3 20__ pay 20__ \$_____ 50% * ___% \$_____

4 20__ pay 20__ \$_____ 25% * ___% \$_____

(5) For deductions allowed over a five (5) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 80% * ___% \$_____

3 20__ pay 20__ \$_____ 60% * ___% \$_____

4 20__ pay 20__ \$_____ 40% * ___% \$_____

5 20__ pay 20__ \$_____ 20% * ___% \$_____

(6) For deductions allowed over a six (6) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 85% * ___% \$_____

3 20__ pay 20__ \$_____ 66% * ___% \$_____

4 20__ pay 20__ \$_____ 50% * ___% \$_____

5 20__ pay 20__ \$_____ 34% * ___% \$_____

6 20__ pay 20__ \$_____ 17% * ___% \$_____

(7) For deductions allowed over a seven (7) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 85% * ___% \$_____

3 20__ pay 20__ \$_____ 71% * ___% \$_____

4 20__ pay 20__ \$_____ 57% * ___% \$_____

5 20__ pay 20__ \$_____ 43% * ___% \$_____

6 20__ pay 20__ \$_____ 29% * ___% \$_____

7 20__ pay 20__ \$_____ 14% * ___% \$_____

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(8) For deductions allowed over a eight (8) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 88% * ___% \$_____

3 20__ pay 20__ \$_____ 75% * ___% \$_____

4 20__ pay 20__ \$_____ 63% * ___% \$_____

5 20__ pay 20__ \$_____ 50% * ___% \$_____

6 20__ pay 20__ \$_____ 38% * ___% \$_____

7 20__ pay 20__ \$_____ 25% * ___% \$_____

8 20__ pay 20__ \$_____ 13% * ___% \$_____

(9) For deductions allowed over a nine (9) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 88% * ___% \$_____

3 20__ pay 20__ \$_____ 77% * ___% \$_____

4 20__ pay 20__ \$_____ 66% * ___% \$_____

5 20__ pay 20__ \$_____ 55% * ___% \$_____

6 20__ pay 20__ \$_____ 44% * ___% \$_____

7 20__ pay 20__ \$_____ 33% * ___% \$_____

8 20__ pay 20__ \$_____ 22% * ___% \$_____

9 20__ pay 20__ \$_____ 11% * ___% \$_____

(10) For deductions allowed over a ten (10) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 95% * ___% \$_____

3 20__ pay 20__ \$_____ 80% * ___% \$_____

4 20__ pay 20__ \$_____ 65% * ___% \$_____

5 20__ pay 20__ \$_____ 50% * ___% \$_____

6 20__ pay 20__ \$_____ 40% * ___% \$_____

7 20__ pay 20__ \$_____ 30% * ___% \$_____

8 20__ pay 20__ \$_____ 20% * ___% \$_____

9 20__ pay 20__ \$_____ 10% * ___% \$_____

10 20__ pay 20__ \$_____ 5% * ___% \$_____

NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$74,880 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$106,080 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$156,000 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$199,680 AV	____ pay ____ through ____ pay ____

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)
-----------------------------	--------------------------------	--------------------------------



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R20 / 1-23)
Prescribed by the Department of Local Government Finance

FORM 11

BOONE COUNTY ASSESSOR
115 COURTHOUSE SQUARE, LEBANON IN 46052

DEV PROPERTY IN LLC
C/O EQT EXETER ATTN: DIANA C LIU
101 W ELM ST SUITE 600
CONSHOHOCKEN PA 19428

Legal Description REPLAT OF WHITESTOWN BUSINESS PARK 2 LOT 2 28.48A BUILDING 4	Parcel or Identification Number 020-00590-02
Property Address (number and street, city, state, and ZIP code) 3154 PERRY BLVD, WHITESTOWN IN 46075	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

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

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2023	
LAND	\$1,414,500	LAND	\$1,414,500
STRUCTURES/ IMPROVEMENTS *	\$0	STRUCTURES/ IMPROVEMENTS *	\$20,348,000
TOTAL	\$1,414,500	TOTAL	\$21,762,500

Reason for Revision of Assessment:

GENERAL REVALUATION

Appeal deadline is June 15, 2023

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

County BOONE COUNTY	Township PERRY	Date of Notice (month, day, year) 4/28/23
Assessing Official JENNIFER S. LASLEY	Telephone Number (765) 482-0140	
Address (number and street, city, state, and ZIP code) 115 COURTHOUSE SQUARE, LEBANON IN 46052		

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RESOLUTION NO. 2018-50

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

EXETER STATE ROAD 267 BUILDING 2, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and the "Town", respectively) has thoroughly studied and been advised of a proposed revitalization program which includes redevelopment or rehabilitation on certain property located in the Town in the Whitestown Business Park at 4765 S 300 E, as more particularly described in the map and including the parcel identified in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town Council has thoroughly studied and been advised by Exeter State Road 267 Building 2, LLC ("Exeter") of a proposed revitalization program which includes redevelopment or rehabilitation in the Area to include approximately 1,000,000 square feet of new buildings (in the form of one or two new buildings, the expansion of an existing 635,000 square foot building or a combination thereof) (the "Project"), as more particularly described in the hereinafter defined Exeter Application; and

WHEREAS, the Town Council has received from Exeter for the Area (i) an Application for Real Property Tax Abatement, including a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the "Exeter 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, Exeter anticipates increases in the assessed value of the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the Exeter Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds 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 Exeter 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

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WHEREAS, the Town Council finds that the purposes of the Act are served by allowing the owner of the real property in the Area a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

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 "Exeter Economic Revitalization Area #1", subject to a public hearing, the adoption of a 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 the owner of the real property in the Area shall be entitled to a traditional 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 redeveloped or rehabilitated as contemplated by and reflected in the Exeter Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

Year	% of Assessed Value
	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%

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 Area as an 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, including the Project Site, 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.

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6. The Area shall **cease to be** designated an economic revitalization area on January 1, 2038.

7. The Town Council **hereby** makes the following affirmative findings pursuant to Section 3 of the Act in regards to **the Exeter 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 **Exeter** to invest in the Area, the **Exeter 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.

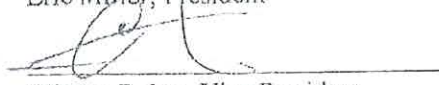
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Adopted this 14th day of November, 2018.

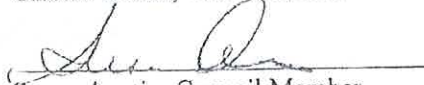
TOWN COUNCIL OF
TOWN OF WHITESTOWN, INDIANA



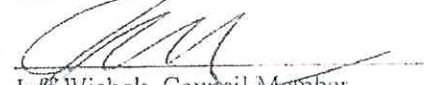
Eric Miller, President



Clinton Bohm, Vice President



Susan Austin, Council Member

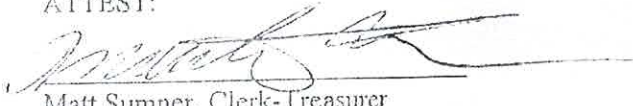


Jeff Wishek, Council Member



Kevin Russell, Council Member

ATTEST:

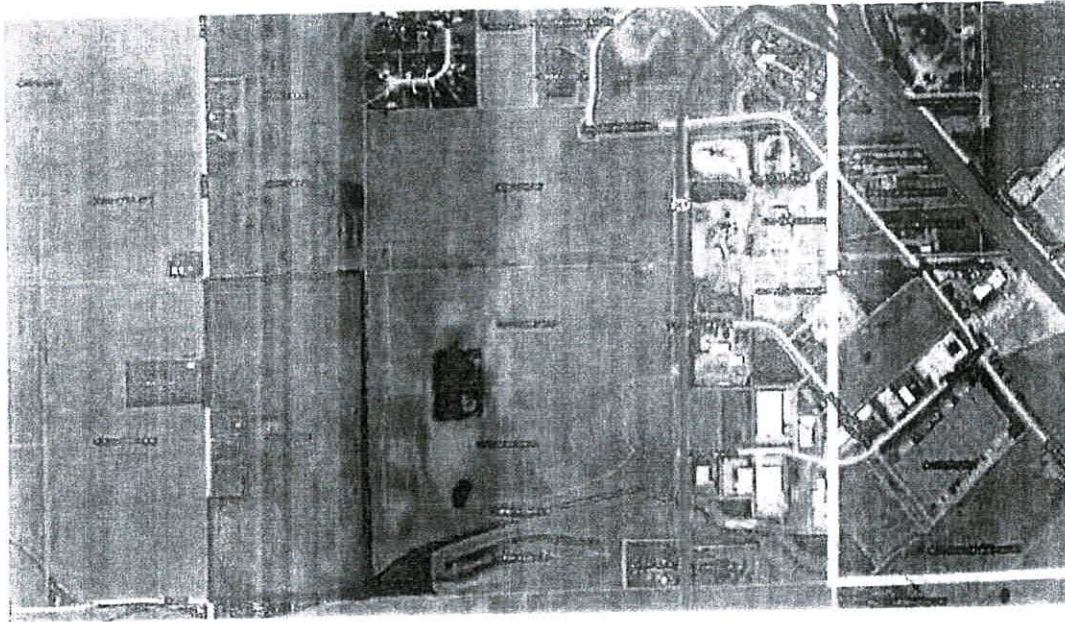


Matt Sumner, Clerk-Treasurer

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EXHIBIT A

*Map of the Area and Parcel in the Area**



* The Area is shaded in blue on the above map.

The Area includes the following parcel number: 020-00590-00

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Exhibit B

Exeter Application
(including Statement of Benefits Real Estate Improvements)



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. Dax Norton, Town Manager
6210 Veterans Drive
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
Fax: (317)769-6871
E-Mail: dnorton@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

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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. Dax Norton, Town Manager
6210 Veterans Drive
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
Fax: (317)769-6871
E-Mail: dnorton@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: Exeter State Road 267 Building 2, 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: Tom Theobald, Principal

Address: 5545 W. 74th Street, Indianapolis, IN 46268

Telephone: (317) 340-3968

E-Mail Address: ttheobald@exeterpg.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: Tracy Johnson, Exeter Property Group

Address: 5545 W. 74th Street, Indianapolis, IN 46268

Telephone: 317-340-3968

E-Mail Address: tjohnson@exeterpg.com

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

a) Street Address: 4675 S 300 E Lebanon, IN 46052

b) Tax Parcel Number(s): 06-07-27-000-002,000-020

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:

See Attached

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

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

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. Yes. Numerous projects including development of the property immediately to the east.

9. What is the size of the facility to be improved or constructed?
2 buildings (530,400 SF and 500,000 SF expansion of Building 3)

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

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

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

Yes No

13. What is the anticipated date for construction to begin? January 2019

14. What is the anticipated date for project completion? December 2025

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

Yes N/A No

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

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b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$15,000,000

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 0 Average hourly wage rate for skilled positions _____

Semi-skilled 0 Average hourly wage rate for semi-skilled positions _____

Clerical 0 Average hourly wage rate for clerical positions _____

Salaried 0 Average salary (per hour) for salaried positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)
0

b) Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled 0 Average hourly wage rate for skilled positions _____

Semi-skilled 0 Average hourly wage rate for semi-skilled positions _____

Clerical 0 Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)
0

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.) \$6.00

d) Summary of benefits for existing and new employees.
Benefits consistent for industrial and distribution companies

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

Skilled 10 Average hourly wage rate for skilled positions \$14.00-\$20.00

Semi-skilled 70 Average hourly wage rate for semi-skilled positions \$10.50

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Clerical 10 Average hourly wage rate for clerical positions \$15.00-20.00
 Salaried 10 Average salary (per hour) for salaried positions \$25.00-35.00
 TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
100

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

Skilled 0 Average hourly wage rate for skilled positions _____
 Semi-skilled 0 Average hourly wage rate for semi-skilled positions _____
 Clerical 0 Average hourly wage rate for clerical positions _____
 Salaried 0 Average salary (per hour) for salaried positions _____
 TOTAL NUMBER OF NEW EMPLOYEES (part-time)
0

g) What is the total dollar amount to be spent on new salaries? approx. \$2,600,000

h) Provide schedule for when new employee positions are expected to be filled.
Positions will be filled as the buildings are built and the spaces leased, Projected 2019-2024.

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)

Year	% of Assessed Value 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

A. Current Annual Real Property Taxes:	\$3176.35
B. Projected 10-Year Total:	<u>\$31,763.50</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	<u>\$1,823,228</u>
B. Projected 10-Year Abatement:	<u>\$1,787,122</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$1,787,122</u>
B. Total Taxes to be Paid:	<u>\$1,823,228</u>

Note: Attach Worksheets

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

- | | |
|--|---|
| (a) zoning change <input checked="" type="checkbox"/> | (e) variance |
| (b) annexation | (f) special exception |
| (c) plat approval <input checked="" type="checkbox"/> | (g) building permit <input checked="" type="checkbox"/> |
| (d) development plan <input checked="" type="checkbox"/> | (h) other _____ |

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

Extension of Perry Boulevard to be constructed by applicant.

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. None at this time, however applicant would like to explore TIF for Perry Blvd.

extension.

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

Applicant is considering contributing excess land to Whitestown Parks Department.

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25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, when possible or appropriate.

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. Whitestown Business Park was awarded tax abatement.

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.
The project is not LEED certified but will contain numerous green elements that are required under the building code.

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

70707

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.

THOMAS THOMPSON
Signature of Owner or Authorized Representative

PRINCIPAL
Title

10-9-18
Date

STATE OF Indiana
COUNTY OF Hamilton

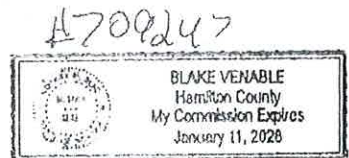
SS:

§ Before me, the undersigned Notary Public, this 9 day of October, 2018, personally appeared Thomas Thompson 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.

Blake Venable
Notary Public
Residing in Hamilton County, IN

My commission expires:

January 11 2026



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ADDENDUM TO EXETER STATE ROAD 267 BUILDING 2, LLC
TAX ABATEMENT APPLICATION

Question 10

Founded in 2006, Exeter is a real estate investment firm specializing in the acquisition, development, leasing, and management of industrial and related business park properties through an array of value add and core return private equity investment vehicles.

With over 130 million square feet of industrial buildings under management in primary markets across the United States and Europe, Exeter is a real estate partner to hundreds of tenants, vendors and investors.

Since its formation, Exeter has completed approximately 110 million square feet of acquisitions, nearly 20 million square feet of development and redevelopment, and 9.4 million square feet of dispositions.

Exeter owns multiple properties in Indian including 2 warehouses in Whitestown totaling over 1.1 million square feet.

Question 11

This application seeks to expand Whitestown ERA #3 (approved by Whitestown Town Council March 10, 2015 via Resolution No. 2015-07). The proposed project will include two phases. This application therefore contemplates more one assessment notice with overlapping abatement terms. The first phase might include the 500,000 square foot expansion of Building 3 to an approximately 1,200,000 square foot building spanning from ERA #3 in to the parcel immediately to the west (06-07-27-000-002.000-020 or the "Application Parcel"). The second phase will include a proposed 530,400 square foot building on the Application Parcel. See attached plan.

Question 17

The proposed project requires abatement in order to compete with similar industrial projects in Whitestown and the other communities surrounding Indianapolis.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51707 (R6-10-14)
Prescribed by the Department of Local Government Finance

20 ___ PAY 20 ___

FORM SB-1 / Real Property

PRIVACY NOTICE
Any Information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Exeter State Road 267 Building 2, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 5545 W. 74th Street Indianapolis, IN 46268					
Name of contact person Tom Theobald			Telephone number (317) 340-3968	E-mail address ttheobald@exeterpg.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council					
Location of property 4765 S 300 E Lebanon, IN 46052			County Boone	Resolution number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 2 buildings (830,460 SF and 500,00 SF expansion of existing 835,000 SF facility in Whitestown Business Park). See Exhibit A for additional description.					
DLGF taxing district number 020					
Estimated start date (month, day, year) January 2019					
Estimated completion date (month, day, year) December 2025					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 100.00	Salaries \$2,600,000.00
SECTION 4 ESTIMATED TOTAL COST			SECTION 5 VALUE OF PROPOSED PROJECT		
			REAL ESTATE IMPROVEMENTS		
			COST		
			ASSESSED VALUE		
Current values			0.00		
Plus estimated values of proposed project			15,000,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			15,000,000.00		
SECTION 6 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 7 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Thomas Theobald</i>				Date signed (month, day, year) 10-8-18	
Printed name of authorized representative THOMAS THEOBALD				Title PRESIDENT	

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FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____.
- E. Number of years allowed:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 ("see below")
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 - Yes No
 - If yes, attach a copy of the abatement schedule to this form.
 - If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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 under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

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Indiana Tax Abatement Results

- Boone County, Whitestown - Perry
- Tax Rate (2018): 2.4069
- Project Name: Exeter State Road 267 Building 2, LLC

Real Property: \$ 15,000,000.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$361,035.00	\$0.00	\$361,035.00	\$361,035.00
Year 2	95%	\$ 18,052.00	\$0.00	\$18,052.00	\$361,035.00	\$0.00	\$361,035.00	\$342,983.00
Year 3	80%	\$ 72,207.00	\$0.00	\$72,207.00	\$361,035.00	\$0.00	\$361,035.00	\$288,828.00
Year 4	65%	\$ 126,362.00	\$0.00	\$126,362.00	\$361,035.00	\$0.00	\$361,035.00	\$234,673.00
Year 5	50%	\$ 180,518.00	\$0.00	\$180,518.00	\$361,035.00	\$0.00	\$361,035.00	\$180,517.00
Year 6	40%	\$ 216,621.00	\$0.00	\$216,621.00	\$361,035.00	\$0.00	\$361,035.00	\$144,414.00
Year 7	30%	\$ 252,725.00	\$0.00	\$252,725.00	\$361,035.00	\$0.00	\$361,035.00	\$108,310.00
Year 8	20%	\$ 288,828.00	\$0.00	\$288,828.00	\$361,035.00	\$0.00	\$361,035.00	\$72,207.00
Year 9	10%	\$ 324,932.00	\$0.00	\$324,932.00	\$361,035.00	\$0.00	\$361,035.00	\$36,103.00
Year 10	5%	\$ 342,983.00	\$0.00	\$342,983.00	\$361,035.00	\$0.00	\$361,035.00	\$18,052.00
Totals		\$1,823,228.00	\$0.00	\$1,823,228.00	\$3,610,350.00	\$0.00	\$3,610,350.00	\$1,787,122.00

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Disclosures

- The abatement calculator is prepared by Umbaugh, a financial consulting firm, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on certain assumptions. Please read the Disclosures carefully. Companies must consult their own tax advisors to determine their actual tax liability and to prepare their annual Indiana filings.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assesses taxes payable 2018 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- All personal property (equipment) is assumed to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR equals the adjusted assessed value of the 30% floor divided by the depreciated assessed value of the equipment.
- It is assumed that the Circuit Breaker Tax Credit, which limits property tax liability to 3.0% of gross assessed value for commercial and industrial properties, is applied.
- Does not account for the application of the Local Income Tax (LIT) Property Tax Replacement Credit (PTRC) in any jurisdictions in which a LIT PTRC is applicable. The application of the LIT PTRC may reduce the property tax liability and the impact of the Circuit Breaker Tax Credit for a commercial/industrial taxpayer.
- The property tax abatement savings value is an ESTIMATE based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator based on the timing of the investment, actual assessment of structures upon completion by the local assessing official, differences in depreciation pools for personal property, annual changes in tax rates, changes to Indiana property tax law or regulations, or changes in assessment methodology.

DISCLOSURE

Umbaugh

(<http://www.umbaugh.com>) Hoosier Energy's Tax Abatement Estimator was developed with the assistance of Umbaugh (<http://www.umbaugh.com>).

ORIGINAL



BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

2018 BOONE COUNTY-SPRING INSTALLMENT-A
COUNTY PARCEL NUMBER 020-00590-00
STATE PARCEL NUMBER 08-07-27-000-000-000-000
DELINQUENT AFTER: May 10, 2018
MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER

SPRING



Pay This Amount For SPRING Payment \$0.00

NAME AND ADDRESS OF TAXPAYER BILL CODE # 000
2PL LLC
C/O STEVEN C POLIZZI
8540 COMMERCE DR STE 410
CARMEL, IN 46032

Remit By Mail To
BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

636602000590000000000005

Detach and Return Couplet With SPRING Payment

PROPERTY TAX STATEMENT FOR 2018-2019

CO. PARCEL #: 020-00590-00
STATE PARCEL #: 08-07-27-000-000-000-000
TAXPAYER'S NAME: 2PL, LLC, C/O STEVEN C POLIZZI
MAILING ADDRESS: 8540 COMMERCE DR STE 410, CARMEL, IN 46032
BILL CODE #: 000
PROPERTY LOCATION: 4706 S 300 E
LEGAL DESCRIPTION: PT SW 27-18-1E 28 22

DATE OF STATEMENT: September 24, 2018	TOTAL CHARGES	SPRING AMOUNT	FALL AMOUNT
	Tax	\$1,569.17	\$1,598.17
	Ditch	\$55.23	\$47.79
	Additional Assessment	\$0.00	\$0.00
	Delinquent Penalty	\$0.00	\$29.82
	Delinquent Tax	\$0.00	\$294.23
	Delinquent SA Tax	\$0.00	\$17.79
	Delinquent BA Penalty	\$0.00	\$4.73
	Fee	\$0.00	\$0.00
	Auditor Corrections	\$0.00	\$0.00
	Total Payments	(\$2,124.02)	\$0.00
	Total Amount Due	\$33.60	\$1,635.96
	Surplus	\$0.00	\$0.00

Instructions to Taxpayer

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

BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

COUNTY PARCEL NUMBER 020 00590 00
STATE PARCEL NUMBER 08 07 27 000-000-000-000
November 13, 2018



MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER
\$1,635.96

2PL LLC
C/O STEVEN C POLIZZI
8540 COMMERCE DR STE 410
CARMEL, IN 46032

Remit By Mail To
BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

6106020005900000000000035463

ORIGINAL

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at www.budgetnotices.in.gov.

Taxpayer Name and Mailing Address	Date of Notice	Due Date	Parcel Number	Taxing District
2PL LLC C/O STEVEN C POLIZZI 9640 COMMERCE DR STE 410 CARMEL, IN 46032	September 24, 2018	May 10, 2018 November 13, 2018	070-00590-00 06-07-27-000-002-000-020	020-020 Perry/Whitesboro Corporation
BOONE COUNTY				
Property Address:	4765 S 300 E			
Legal Description:	PT SW 27-18-1E 75.92			

Pay this installment due on or before May 10, 2018 and Fall installment due on or before November 13, 2018.

TABLE 1: SUMMARY OF YOUR TAXES

	2017	2018
1. ASSESSED VALUE AND TAX SUMMARY		
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$146,300	\$138,000
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$0	\$0
2. Equals total gross assessed value of property	\$146,300	\$138,000
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$146,300	\$138,000
3a. Multiplied by your local tax rate	2,544.100	2,406.900
4. Equals gross tax liability (see Table 3 below)	\$3,722.02	\$3,321.52
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$377.60	\$145.18
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$3,344.42	\$3,176.34

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

TABLE 2: PROPERTY TAX CAP EXEMPTIONS

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ¹	\$2,426.00	\$2,760.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	\$418.42	\$416.35
Maximum tax that may be imposed under cap	\$3,344.42	\$3,176.35

TABLE 3: PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 2018	DIFFERENCE 2017-2018	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.2200	0.2174	\$323.03	\$300.01	(\$23.02)	(7.13) %
TOWNSHIP	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SCHOOL	1.0343	0.8418	\$1,513.18	\$1,259.82	(\$253.36)	(16.76) %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
CITY	1.2850	1.2476	\$1,885.81	\$1,721.69	(\$164.12)	(8.70) %
TR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATE FANCLIFF	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Fees	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL ASSESSMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.5143	2.4663	\$3,722.02	\$3,176.34	(\$545.68)	(14.66) %

TAXING AUTHORITY	2017		2018		TYPE OF DEDUCTION
	2017	2018	2017	2018	
LEASING AUTHORITY	\$0.00	\$0.00	\$0.00	\$0.00	TOTAL DEDUCTIONS
TOTAL DEDUCTIONS	\$0.00	\$0.00	\$0.00	\$0.00	

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.
 2. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum in Boone County and the Perry/Whitesboro area that reflect voter-approved increases to the amount of the property tax cap. When added to the base property tax cap amounts for your property, they create the effective tax rate. For more information, see the back of this document.
 3. If your tax status has changed this would make you ineligible for a deduction that you have been allowed in Table 2 on this tax bill. You must notify the county within 30 days of a change in circumstances that occurred and you have not notified the county within the deadline will be disallowed and you will be liable for interest and penalties for amounts deducted.

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**Exeter Property Group / Exeter State Road 267, LLC
Abatement Schedule**

Year	% of AV Exempt for R.P. Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

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TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the _____ day of _____, 2018, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by Exeter State Road 267 Building 2, LLC ("Applicant")

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

RECITALS

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

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

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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**.

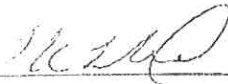
Section 4. Failure to Pay Application Fee. In the event the **Application** is approved by **Whitestown** and Applicant fails to make timely payment of the **Application Fee** to **Whitestown**, Applicant shall be deemed to be in noncompliance with its **Application** and **Whitestown** may take immediate 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.

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

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

ORIGINAL

APPLICANT

Signed: 

Printed: THOMAS THEOBALD

Its: PLINTZMAN

Address: 5575 W. 74TH ST.
INDIANAPOLIS IN 46268

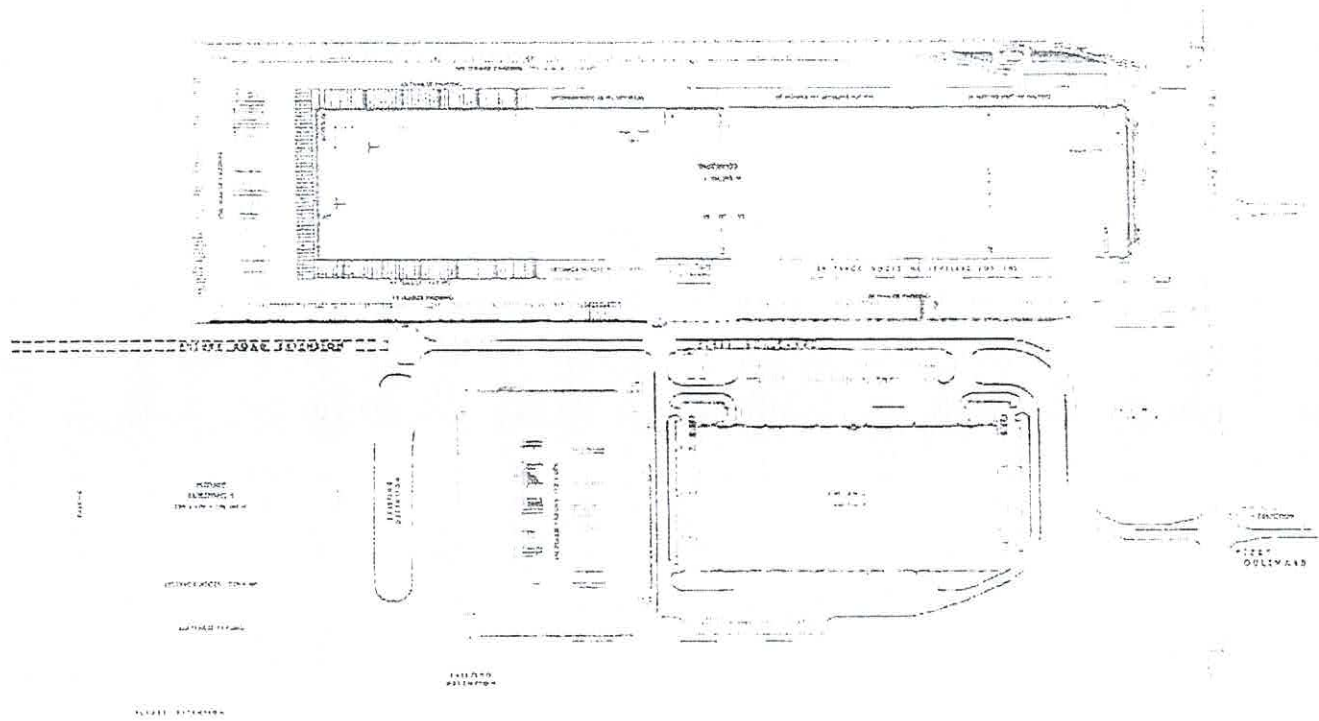
TOWN OF WHITESTOWN

Eric Miller, Town Council President

ORIGINAL

Exhibit A

Tax Abatement Application



Site Plan Scale = 1/8" = 1'-0" (24" x 36")



Whitestown Business Center Building 3 3519 PERRY BOULEVARD - WHITESTOWN, INDIANA

04 SEPTEMBER 2010

ARCHITECT
1000 North Main Street, Suite 100
 Whitestown, Indiana 46184
 Phone: 317.847.1111
 Fax: 317.847.1112
 Website: www.architect.com

ORIGINAL



May 5, 2023

CERTIFIED MAIL # 7020 1810 0002 3243 4542
Return Receipt Requested

Whitestown Town Council
Whitestown Municipal Complex
6210 Veterans Drive.
Whitestown, IN 46075

RE: Annual Filings – Compliance with Statement of Benefits
4860 S Indianapolis Rd/5292 Performance Way
Parcel 020-02280-03

Dear Ms. Crum:

Please find enclosed the 23p24 Form CF-1 for the real property abatement for 4860 S Indianapolis Rd/5292 Performance Way in Whitestown. We are also submitting this filing to the Boone County Auditor.

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

Cordially,

Steve Brunson
Managing Director, Credits & Incentives
(317)596-3260 ext. 2437
sbrunson@dmainc.com

Enclosures



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20²³ PAY 20²⁴

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Harvest C Project I-65 LLC		County BOONE	
Address of taxpayer (number and street, city, state, and ZIP code) 233 S. Wacker Dr., Suite 4700, Chicago, IL 60606		DLGF taxing district number 41030	
Name of contact person Katie Lightbourn, Director - Property Tax		Telephone number (312) 466-3269	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Town of Whitestown		Resolution number 2010-15	Estimated start date (month, day, year) March 2012
Location of property 4860 S. Indianapolis Rd., Whitestown, IN 46075		Actual start date (month, day, year) Oct 2015	
Description of real property improvements 529,200 SF Warehouse		Estimated completion date (month, day, year) Feb 2016	
		Actual completion date (month, day, year) Nov 2016	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0	176
Salaries		0.00	8,415,811
Number of employees retained		0	0
Salaries		0.00	0.00
Number of additional employees		40	176
Salaries		1,123,200.00	8,415,811
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		14,000,000.00	
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		19,298,981.00	30,483,300.00
Less: Values of any property being replaced			
Net values upon completion of project			30,483,300.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Steve Brunson		Title Authorized Agent	Date signed (month, day, year)

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

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

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

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)
 State Form 18379 (R14 / 6-15)
 Prescribed by the Department of Local Government Finance

20 19 PAY 20 20
 FORM 322 / RE

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation for new assessment is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1-1-12 1-11 3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1-1-12 1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 35-7-14-39 or IC 35-7-15 1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1-1-12 1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1-1-12 1-3):
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Recreational sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Sunbath facility
 - Racetrack
 - Any facility the primary purpose of which is (a) retail food and beverage service, (b) automobile sales or service, or (c) other retail, (unless the facility is located in an economic development target area established under IC 6-1-1-12 1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1-1-12 1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1-1-12 1-2(c)(1 & 2).
 - Package liquor store (see IC 6-1-1-12 1-3(e)(12)).

SECTION I - DESCRIPTION OF PROPERTY			
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1-1-12.1-5 beginning with the assessment date January 1, 20 <u>19</u> .			
County Boone	Township Perry	DLGF taxing district number 020	Key number 020-02280-03
Name of owner Harvest C Project I-65 LLC		Legal description from Form 11 Perry Industrial Park III Sec 1 Part of Lot 3	
Property address (number and street, city, state, and ZIP code) 4860 S Indianapolis Rd., Whitestown, IN 46075			Date of Form 11 (month, day, year)
Type of structure Industrial		Use of structure Distribution	
Governing body that approved ERA designation Town of Whitestown		Date ERA designation approved (month, day, year) 12/14/2010	Resolution number 2010-15
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE			
Signature of owner or representative (I hereby certify that the representations on this application are true.) <i>Katie Lightbourn</i>			Date signed (month, day, year) 5/9/19
Printed name of owner or representative Katie Lightbourn		Address (number and street, city, state, and ZIP code) 2 N Riverside Plaza, Suite 2350, Chicago, IL 60606	
SECTION III - STRUCTURES		AUDITOR'S USE	
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$	
	2. Assessed valuation BEFORE rehabilitation	\$	
	3. Difference in assessed valuation (Line 1 minus Line 2)	\$	
	4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure)	\$	
B. New structure	1. Assessed valuation	\$	25,610,800.00
	2. Assessed valuation eligible for deduction	\$	25,610,800.00
SECTION IV - VERIFICATION OF ASSESSING OFFICIAL			
I verify that the above described structure was assessed and the owner was notified on _____ with the effective date of the assessment being January 1, 20 _____, and that the assessed valuations in Section III are correct.			
Signature of assessing official		Printed name of assessing official	Date (month, day, year)

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*	YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one (1) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____	(8) For deductions allowed over a eight (8) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 88% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 75% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 63% * ____% \$ _____ 5 20__ pay 20__ \$ _____ 50% * ____% \$ _____ 6 20__ pay 20__ \$ _____ 38% * ____% \$ _____ 7 20__ pay 20__ \$ _____ 25% * ____% \$ _____ 8 20__ pay 20__ \$ _____ 13% * ____% \$ _____
(2) For deductions allowed over a two (2) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 50% * ____% \$ _____	(9) For deductions allowed over a nine (9) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 88% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 77% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 65% * ____% \$ _____ 5 20__ pay 20__ \$ _____ 55% * ____% \$ _____ 6 20__ pay 20__ \$ _____ 44% * ____% \$ _____ 7 20__ pay 20__ \$ _____ 33% * ____% \$ _____ 8 20__ pay 20__ \$ _____ 22% * ____% \$ _____ 9 20__ pay 20__ \$ _____ 11% * ____% \$ _____
(3) For deductions allowed over a three (3) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 66% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 33% * ____% \$ _____	(10) For deductions allowed over a ten (10) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 95% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 80% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 65% * ____% \$ _____ 5 20__ pay 20__ \$ _____ 50% * ____% \$ _____ 6 20__ pay 20__ \$ _____ 40% * ____% \$ _____ 7 20__ pay 20__ \$ _____ 30% * ____% \$ _____ 8 20__ pay 20__ \$ _____ 20% * ____% \$ _____ 9 20__ pay 20__ \$ _____ 10% * ____% \$ _____ 10 20__ pay 20__ \$ _____ 5% * ____% \$ _____
(4) For deductions allowed over a four (4) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 75% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 50% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 25% * ____% \$ _____	<p>NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.</p> <p>* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).</p>
(5) For deductions allowed over a five (5) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 80% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 60% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 40% * ____% \$ _____ 5 20__ pay 20__ \$ _____ 20% * ____% \$ _____	
(6) For deductions allowed over a six (6) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 85% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 66% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 50% * ____% \$ _____ 5 20__ pay 20__ \$ _____ 34% * ____% \$ _____ 6 20__ pay 20__ \$ _____ 17% * ____% \$ _____	
(7) For deductions allowed over a seven (7) year period: 1 20__ pay 20__ \$ _____ 100% * ____% \$ _____ 2 20__ pay 20__ \$ _____ 85% * ____% \$ _____ 3 20__ pay 20__ \$ _____ 71% * ____% \$ _____ 4 20__ pay 20__ \$ _____ 57% * ____% \$ _____ 5 20__ pay 20__ \$ _____ 43% * ____% \$ _____ 6 20__ pay 20__ \$ _____ 29% * ____% \$ _____ 7 20__ pay 20__ \$ _____ 14% * ____% \$ _____	

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: (IC 6-1.1-12.1-4.1(b))	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$74,800 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$106,292 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Three (3) unit family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$135,000 AV	____ pay ____ through ____ pay ____
<input type="checkbox"/> Four (4) unit family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$169,550 AV	____ pay ____ through ____ pay ____

Assessed value limits for taxes due and payable prior to January 1, 2005 were: \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)
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