

# MEMO

| TO:   | Whitestown Town Council<br>Whitestown RDC                                   |
|-------|---|
| FROM: | Claire Collett, Boone EDC<br>317-719-1990 / <u>Claire@BetterInBoone.org</u> |
| 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

- 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.



One American Square Suite 2900 Indianapolis, IN 46282-0200

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 Auditor Attn: Debbie Crum Boone County Courthouse 201 Courthouse Square Lebanon, IN 46052 Boone County Assessor Attn: Jennifer Lasley Boone County Courthouse 115 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

icemiller.com



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

20 23 PAY 20 24

FORM 322 / RE

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

### INSTRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not 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.)
- 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.
- 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.
- 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)).

j.

SECTION I - DESCRIPTION OF PROPERTY

#### 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

- 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).
- I. Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

| County<br>Boone                          | Township   | Worth  | DLGF taxing district number                                     | Key number<br>018-14960-04                        |  |  |  |  |
|--|--|--|---|---|--|--|--|--|
| Name of owner<br>Chill Pharma Ll         | LC   |  | Legal description from Form 11<br>PT SE SE 26-18-1E 9.58A       |   |  |  |  |  |
|  | nber and street, city, state, and ZIP con<br>rth Rd - 1A, Whitestown, IN   | Contraction of the                               | х   | Date of Form 11 (month, day, year)<br>4/28/2023   |  |  |  |  |
| Type of structure<br>Warehouse           |  |  |   | Use of structure<br>Warehouse                     |  |  |  |  |
| Governing body that a<br>Town of Whites  | pproved ERA designation<br>Stown   | r) Resolution number<br>2078-57                  |   |   |  |  |  |  |
|  | SECTI  | ON II - VERIFICATION OF                          | OWNER OR REPRESENTATIVE   |   |  |  |  |  |
|  | representative (I hereby certify that th<br>MUL CFo  |  | *   | Date signed (month, day, year)<br>5   5   2 ט ב 3 |  |  |  |  |
| Printed name of owner<br>Kim Milburn     | er or representative *   | Address (number and street,<br>11201 USA Pkwy, S | city, state, and ZIP code)<br>Suite 300, Fishers, IN 46037      |   |  |  |  |  |
|  |  | SECTION III -                                    | STRUCTURES  | AUDITOR'S USE                                     |  |  |  |  |
| A. Rehabilitation struc                  | ture 1. Assessed valuation AFTER re  | habilitation                                     | S   |   |  |  |  |  |
|  | 2. Assessed valuation BEFORE   | rehabilitation                                   | S   |   |  |  |  |  |
|  | 3. Difference in assessed valuat   | on (Line 1 minus Line 2)                         | S   |   |  |  |  |  |
|  | <ol> <li>Assessed valuation eligible fo<br/>(for the increase in A/V from the<br/>the increase in A/V from the re-<br/>structure)</li> </ol> | e rehabilitation, not including                  | \$  |   |  |  |  |  |
| B. New structure                         | 1. Assessed valuation  |  | \$ 19,885,400.00*   |   |  |  |  |  |
|  | 2. Assessed valuation eligible fo  | r deduction                                      | \$ 11,431,400.00 *  |   |  |  |  |  |
|  | SE   | CTION IV - VERIFICATIO                           | ON OF ASSESSING OFFICIAL  |   |  |  |  |  |
| I verify that the a<br>effective date of | above described structure was as the assessment being January 1  | sessed and the owner was<br>, 20, and that the   | s notified on<br>e assessed valuations in Section III are corre | ct.   |  |  |  |  |
| Signature of assessing                   | ng official  | Printed nan                                      | ne of assessing official  | Date (month, day, year)                           |  |  |  |  |

\*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.

| SECTION V - FOR AREA                       | S EXCEPT FOR A RESIDENTIALLY DIS<br>PROVED BEFORE JULY 1, 2013 - DED   | TRESSED AREA WHERE THE STATE   | MENT OF BENEFITS WAS  |
|--|--|--|---|
| YEAR OF DEDUCTION / ASSESSED               | VALUE / PERCENTAGE / DEDUCTION*  | YEAR OF DEDUCTION / ASSESSED V   | ALUE / PERCENTAGE / DEDUCTION**   |
| (1) For deductions allowed over a one (1)  | year period:   | (8) For deductions allowed over a eight (8)                              | year period:  |
| 1 20 pay 20 \$                             | % \$%  | 1 20 pay 20 \$   | 100% •% \$  |
| (2) For deductions allowed over a two (2)  | year period  | 2 20pay 20 \$<br>3 20 pay 20 \$  | A 100 10 10 10 10 10  |
| 1 20 pay 20 \$                             | 100% ' % \$  |  |   |
| 2 20pay 20 \$                              |  | 4 20pay 20\$<br>5 20pay 20 \$  | _ 63% *% \$<br>_ 50% *% \$  |
| (3) For deductions allowed over a three (3 |  | 6 20pay 20 \$  |   |
|  |  | 7 20 pay 20 \$   |   |
| 1 20pay 20\$                               | the state of the s | 8 20pay 20\$   | _ 13% *% \$   |
| 2 20pay 20\$<br>3 20pay 20\$               |  | (9) For deductions allowed over a nine (9)                               | vear period:  |
| 0 20 <u> </u>                              |  | 1 20pay 20 \$  |   |
| (4) For deductions allowed over a four (4) | year period  | 2 20pay 20\$   |   |
| 1 20 pay 20 \$                             | % \$   | 3 20pay 20 \$  |   |
| 2 20 pay 20 \$                             |  | 4 20pay 20\$   |   |
| 3 20pay 20 \$                              |  | 5 20 pay 20 \$   | % \$%   |
| 4 20 pay 20 \$                             | 25% *% \$  | 6 20pay 20\$   | % \$%   |
| (5) For deductions allowed over a five (5) | year period:   | 7 20 pay 20 \$   |   |
| 1 20 pay 20 \$                             | % \$   | 8 20pay 20 \$<br>9 20pay 20 \$   | _ 22% *% \$   |
| 2 20pay 20\$                               |  | 9 20pay 20 3   | 11% •% \$   |
| 3 20 pay 20 S                              | 60% <b>*% \$</b>   | (10) For deductions allowed over a ten (10                               | ) year period   |
| 4 20 pay 20 \$                             | 40% <b>*% \$</b>   | 1 20pay 20\$   | % \$  |
| 5 20 pay 20 S                              | 20% *% \$  | 2 20pay 20 \$  |   |
| (6) For deductions allowed over a six (6)  | year period.   | 3 20 pay 20 \$   |   |
| 1 20 pay 20 S                              |  | 4 20pay 20\$   |   |
| 2 20pay 20 \$                              |  | 5 20pay 20\$   |   |
| 3 20 pay 20 \$                             |  | 6 20pay 20\$<br>7 20pay 20\$   |   |
| 4 20 pay 20 \$                             |  | 7 20pay 20\$<br>8 20pay 20\$   |   |
| 5 20 pay 20 \$                             | % \$%  | 9 20 pay 20 \$   |   |
| 6 20 pay 20 \$                             | 17% <b>*</b> % <b>\$</b>   | 10 20pay 20 \$   | 5% *% \$  |
| (7) For deductions allowed over a seven    | (7) year period:   | NOTE: The deduction according  |   |
| 1 20 pay 20 \$                             | 100% * % \$  | NOTE: The deduction percentag<br>statement of benefits appr              | es shown in this section apply to a oved before July 1, 2013 that did not     |
| 1 20pay 20\$<br>2 20pay 20\$               |  | have an alternative de   | duction schedule adopted by the   |
| 3 20 pay 20 \$                             |  | designating body. All other  | abatements shall use the percentages schedule adopted by the designating      |
| 4 20 pay 20 \$                             | 57% *% \$  | body per IC 6-1.1-12.1-17.   |   |
| 5 20 pay 20 \$                             | 43% *% \$  | *  |   |
| 6 20 pay 20 \$                             | 29% *% \$  | The amount of the deduction shall<br>to the assessed valuation resultion | be adjusted annually to reflect changes g from a reassessment or an appeal of |
| 7 20pay 20 \$                              | % \$   | the assessment per IC 6-1.1-12.1   |   |
| SECTION VI - FOR A RESIDEN                 | ITIALLY DISTRESSED AREA WHERE T  | THE STATEMENT OF BENEFITS WAS A  | APPROVED BEFORE JULY 1, 2013  |
|  | DEDUCTION SCHED  |  | DEDUCTION IS ALLOWED FOR A FIVE (5)<br>YEAR PERIOD THAT INCLUDES              |
| TYPE OF DWELLING                           | [IC 6-1.1-12   |  | YEAR PERIOD THAT INCLUDES<br>YEARS:   |
| One (1) family dwelling                    | Assessed value (after rehabilitation or redev  | elopment) \$ or \$74,880 AV  | pay through pay   |
|  |  |  | puj   |
| Two (2) family dwelling                    | Assessed value (after rehabilitation or redev  | elopment) \$ or \$106,080 AV   | pay through pay   |
| Three (3) unit multifamily dwelling        | Assessed value (after rehabilitation or redev  | elopment) \$ or \$156,000 AV   | pay through pay   |
| Four (4) unit multifamily dwelling         | Assessed value (after rehabilitation or redev  | elopment) \$ or \$199,680 AV   | pay through pay   |
| Assessed value limits for taxes due a      | nd payable prior to January 1, 2005 were \$  | 36,000, \$51,000, \$75,000, and \$96,000 fo                              | r one to four family dwellings, respectively.                                 |
|  | ECTION VII - APPROVAL OF COUNTY  |  |   |
| This application is approved in the        |  |  |   |
| Signature of County Auditor                | Printed na   | me of County Auditor   | Date signed (month, day, year)  |
|  | in the second   |  |   |



## COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23) Prescribed by the Department of Local Government Finance

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).

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).

| SECTION 1   | TAXPAYER IN  | FORMATION  |  |   |  |  |  |  |  |
|---|--|--|--|---|--|--|--|--|--|
| Name of Taxpayer  |  |  |  | County                                  |  |  |  |  |  |
| Chill Pharma LLC  |  |  |  | Boone                                   | and the set of the second of the second seco |  |  |  |  |
| Address of Taxpayer (number and street, city, state   |  |  |  | DLGF Ta                                 | axing District Number  |  |  |  |  |
| 11201 USA Pkwy, Suite 300, Fishers  | IN 46037   |  |  | 1220255022                              | /hitestown   |  |  |  |  |
| Name of Contact Person  |  | Telephone Numbe  |  | Email Ad                                |  |  |  |  |  |
| Kim Milburn   |  | (317)860-2   |  | kmilburn@victoryuc.com                  |  |  |  |  |  |
| SECTION 2   | LOCATION AND DESC  | A REAL PROPERTY OF A REAL PROPER | the second s |   |  |  |  |  |  |
| Name of Designating Body  |  | Resolution Numbe 2018-57   | r  | Estimated Start Date (month, day, year) |  |  |  |  |  |
| Town of Whitestown  | 6/1/20   |  |  |   |  |  |  |  |  |
| Location of Property Actual Start Date (month, day, year)<br>4995 Perry Worth Road, Whitestown, IN 46075 (06-07-26-000-008,004-019) 5/20/2020 |  |  |  |   |  |  |  |  |  |
| 4995 Perry Worth Road, Whitestown,  | IN 46075 (06-07-26-000-00  | 18.004-019)  |  |   | 1.542-5652   |  |  |  |  |
| Description of Real Property Improvements   |  |  |  | Estimate<br>3/1/20                      | d Completion Date (month, day, year)   |  |  |  |  |
| 161,602 sq. ft.   | industrial   | wareh  | nouse.   |   | completion Date (month, day, year)   |  |  |  |  |
| SECTION 3   | EMPLOYEES A  | ND SALADIES  |  | 12/1/2                                  |  |  |  |  |  |
|   |  |  | TIMATED ON SB-1  | HE                                      | ACTUAL   |  |  |  |  |
| EMPLOYEES AND S   | ALARIES  |  | STIWATED ON SB-I   |   | 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   | COSTAN   | D VALUES   |  | 12 A LO                                 |  |  |  |  |  |
| COST AND VALUES   |  | REAL EST   | ATE IMPROVEMENT  | S                                       |  |  |  |  |  |
| AS ESTIMATED ON SB-1  | COST   |  |  | ASSE                                    | SSED VALUE   |  |  |  |  |
| Values Before Project   | s  |  | S  |   |  |  |  |  |  |
| Plus: Values of Proposed Project  | \$ 11,600,000  |  | s  |   |  |  |  |  |  |
| Less: Values of Any Property Being Replaced   | s  |  | s  |   |  |  |  |  |  |
| Net Values Upon Completion of Project   | \$ 11,600,000  |  | S  |   |  |  |  |  |  |
| ACTUAL  | COST   |  |  | ASSE                                    | SSED VALUE   |  |  |  |  |
| Values Before Project   | \$ 1,849,521   |  | S 491,500  |   |  |  |  |  |  |
| Plus: Values of Proposed Project  | \$ 19,818,180.45   |  | \$ 19,416,000  |   |  |  |  |  |  |
| Less: Values of Any Property Being Replaced   | s  |  | s  |   |  |  |  |  |  |
| Net Values Upon Completion of Project   | \$ 21,667,701.45   |  | \$ 19,885,400  |   |  |  |  |  |  |
|   | E CONVERTED AND OTHER BE   | ENEFITS PROMIS   |  | ER                                      |  |  |  |  |  |
|   | D AND OTHER BENEFITS   |  | AS ESTIMATED ON  | 100000 No. 100                          | ACTUAL   |  |  |  |  |
| Amount of Solid Waste Converted   |  |  |  |   |  |  |  |  |  |
| Amount of Hazardous Waste Converted   |  |  |  |   |  |  |  |  |  |
| Other Benefits:   |  |  |  |   |  |  |  |  |  |
| SECTION 6   | TAXPAYER   | CERTIFICATION  | And And And  |   |  |  |  |  |  |
| I hereby certify that the representations in  | h this statement are true.   |  |  |   |  |  |  |  |  |
| Signature of Authorized Representative  | e server alle state and an and a state of the | Title  |  |   | Date Signed (month, day, year)   |  |  |  |  |
| Kin miles ct.   | 20   | CF   | 5  |   | 552023   |  |  |  |  |

\*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)

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

| We h        | ave reviewed the CF-1 and find that:   |   |  |  |  |  |  |  |  |  |  |
|-------------|--|---|--|--|--|--|--|--|--|--|--|
|             | The Property Owner IS in Substantial Compliance  |   |  |  |  |  |  |  |  |  |  |
|             | The Property Owner IS NOT in Substantial Compliance  |   |  |  |  |  |  |  |  |  |  |
|             | Other (specify)  |   |  |  |  |  |  |  |  |  |  |
| Reaso       | Reasons for the Determination (attach additional sheets if necessary)  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
| Signat      | ure of Authorized Member   |   |  | Date Signed (month, day, year)                                       |  |  |  |  |  |  |  |
| Attest      | ed By  | Designating Body                            |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
| If the time | property owner is found not to be in substantial compliance, the prop<br>has been set aside for the purpose of considering compliance. (Hearing                    | erty owner shall rec<br>a must be held with | eive the opportunity for<br>hin thirty (30) days of th | a hearing. The following date and e date of mailing of this notice ) |  |  |  |  |  |  |  |
|             | of Hearing AM Date of Hearing (month, day,   |   | of Hearing   |  |  |  |  |  |  |  |  |
|             | D PM   |   |  |  |  |  |  |  |  |  |  |
|             | HEARING RESULTS (to  | e completed after                           | the hearing)   |  |  |  |  |  |  |  |  |
|             | Approved   |   | Denied (se   | e Instruction 4 above)   |  |  |  |  |  |  |  |
| Reaso       | ons for the Determination (attach additional sheets if necessary)  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  |  |  |  |  |  |  |  |  |
|             |  |   |  | 1  |  |  |  |  |  |  |  |
| Signa       | ture of Authorized Member  |   |  | Date Signed (month, day, year)                                       |  |  |  |  |  |  |  |
| Attest      | ed By  | Designating Body                            | у  |  |  |  |  |  |  |  |  |
|             | APPEAL RIGHT   | S [IC 6-1.1-12.1-5.                         | 9(e)]  |  |  |  |  |  |  |  |  |
|             | perty owner whose deduction is denied by the designating body may appeal the<br>ior Court together with a bond conditioned to pay the costs of the appeal if the a |   |  |  |  |  |  |  |  |  |  |

|                                |                     |                                |                   |                |             |                    |           | 1  | huma na h                 | lin    |          |               | Year 202   | 3 Card 1         |   | Туре       |
|--------------------------------|---------------------|--------------------------------|-------------------|----------------|-------------|--------------------|-----------|--|---------------------------|--------|----------|---------------|--|------------------|---|------------|
| 1                              |                     |                                | Ownership         |                |             |                    |           | Transfer of C  | wnersh                    | iip    |          | Grantor       |  | Valid Am         | ount<br>786580.00   |            |
| '''mber                        |                     |                                | Name              |                |             |                    |           | Date<br>Jul 02, 2021   | WHITE                     | ESTOWN | INDUS    | TRIAL HOLDING | S II L - Jul 01, 2021  |                  | 0.00  | Straight   |
|                                | BOONE, IN           |                                | CHILL PHARMA      | ALLC           |             |                    |           | Jun 03, 2020   |                           |        |          |               |  |                  | 349521.00   | Straight   |
|                                | WORTH               |                                | ATTN: GARY E      | DWAR           | DS          |                    |           | Jun 03, 2020   |                           |        |          |               |  |                  | 0.00  | Split      |
|                                | WORTH               |                                |                   |                |             |                    |           | May 09, 2019   |                           | ESTOWN | 65 COM   | MMERCE PARK   | LLC - Apr 12, 2019   | T                |   |            |
|                                |                     |                                | 1                 |                |             |                    |           | Way 03, 2010   |                           |        |          |               |  |                  |   |            |
|                                |                     |                                | -                 |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     |                                | Address           |                |             |                    |           |  |                           |        |          |               | dim.   |                  |   |            |
| Jarool                         | 06 07 26 000        | -008.004-019                   | 6831 F 32ND S     | Т              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| - Parcel                       |                     | -000.004-010                   | INDIANAPOLIS      | . IN 46        | 226         |                    |           |  |                           |        |          |               |  |                  |   |            |
| roperty Class                  | 018 Whitesto        |                                |                   | Statistic Sour |             |                    |           |  | -                         |        |          |               |  |                  |   |            |
| Tax District<br>Neighborhood   | 26766-anson         | com warhse-                    | -                 |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| Neighborhood                   | 26766               | com wamse                      |                   |                |             |                    |           |  |                           |        |          | VALUAT        | ON RECORD  |                  |   |            |
|                                |                     |                                | -                 |                |             |                    |           |  |                           |        |          | VALUATI       | 20.  |                  | 22  | 2021       |
| Property Addre                 |                     |                                | -                 |                |             |                    |           | Assessmen  | t Year                    |        |          |               | 20.  | 23               |   |            |
| 4995 PERRY W                   |                     |                                | Account           | 12461          | 2           |                    |           | Reason for   | Change                    |        |          |               |  | 0                | 0   | a          |
| 4998 ANSON BL                  |                     |                                | Book              |                |             | Page               |           | _  |                           | ł      | Homeste  |               |  | 0                | 0   | 0          |
| LEBANON, IN 4                  | 6052                |                                | Legal             |                |             |                    |           | _  |                           | F      | Residen  | tial-C2       | 469,4  | 491,             | 500   | 491,500    |
|                                |                     |                                | PT SE SE 26-1     | 8-1F           | 9.58A       | (BUILDING          | 1A)       | L  | and                       |        |          | sidential-C3  | 469,4  |                  |   | 491,500    |
|                                |                     |                                | FT OL OL 20-1     |                | 2017532111. | 10                 |           |  |                           |        | Total La |               | 403,4  | 0                | 0   | a          |
|                                |                     |                                |                   |                |             |                    |           |  |                           |        | Homest   |               |  | 0                | 0   | O          |
| Topography Pub.                | Utilities Street    | or Rd. Neighborhood            |                   |                |             |                    |           |  |                           |        | Residen  |               | 19,416,0   | 7,984,           | 500   | 7,588,700  |
| Level W                        |                     | ed Improving                   |                   |                |             |                    |           | Impro  | vemen                     |        |          | sidential-C3  | 19,416,0   |                  |   | 7,588,700  |
| High S                         | ewer Unp            | aved Static                    |                   |                |             |                    |           |  |                           |        | Total Im | р             | 15,410,0   |                  |   |            |
|                                | ias Pro             | posed Declining                |                   |                |             |                    |           |  |                           |        |          |               | 19,885,4   | 8,476,           | 100   | 8,080,200  |
|                                | lectricity Side     | ewalk Other                    |                   |                |             |                    |           |  | Total A                   | ssesse | d Valu   | 16:           |  |                  | and the second se |            |
| Swampy                         | Alle                | y Blighted                     |                   |                | -           |                    |           | Contraction of the local division of the loc | (many state) in the state |        |          |               | PRINT  | ED FROM BOON     | COUNT   | r, INDIANA |
|                                |                     | 212                            | 10 10 14/1 IOF 25 | 0              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| Pro                            | perty Sub           | Class:                         | IND WHSE-35       | 50             |             |                    |           |  |                           | DATA   |          | COMPUTA       | TIONS  |                  |   |            |
|                                | 101                 | 14                             |                   |                |             |                    |           |  | AND                       | DATA   |          |               |  |                  |   | 1.1/-1-1-  |
|                                | Me                  | morandum                       |                   | L              |             |                    | Effective | Effective  | Factor                    | Deen   | Rate     | Adjusted Rate | Estimated Value  | Influence Factor | Land  | d Value    |
|                                | -                   |                                | 40.000.000        |                | Land        | Actual<br>Frontage | Frontage  | Depth  | Factor                    | Base   | Rate     | Adjustou Here |  |                  |   |            |
|                                |                     | uild-out / Remode              | 12,000,000        | -              | Туре        | Fromage            | Tremege   |  |                           |        |          |               |  |                  |   |            |
| updated for 202                | 23 pay 2024         |                                |                   |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     |                                | h Docking         | -              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| 220301025 03/                  | 16/22 Comme         | rcial Racking / Hig            | In Racking        | F              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| \$2,000,000                    |                     |                                |                   |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     | - Alian / Carialdor (          | Suctor \$153 908  | ł              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| 211229006 1/10                 | 0/22 Fire Prote     | ection / Sprinkler \$          | System #100,000   | +              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| 00000000 7/0                   |                     | ction / Sprinkler S            | ctom \$230.050    | 1              |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| 200629003 112                  | 20 Fire Protec      | cuon / aprintier a             | ystern \$200,000  | -              |             |                    |           |  |                           |        |          |               | the second s |                  |   |            |
|                                | 0/00 11 0           | nmercial Bldg \$6              | 188 721           | -              |             |                    |           |  |                           |        | -        |               |  |                  | L   |            |
| 200420004 4/2                  | 2/20 New Con        | nmercial blug 50.              | 400,721           |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     |                                |                   |                |             |                    |           |  |                           | _      |          |               |  |                  |   |            |
|                                |                     |                                |                   |                |             |                    |           |  |                           | -      |          |               |  |                  |   |            |
|                                |                     |                                |                   |                |             | -                  |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     |                                |                   |                |             |                    | Acrea     | ge / Sq. Ft.   |                           | -      |          |               | 469420   |                  |   | 469420     |
|                                |                     |                                |                   |                |             |                    | 710.000   | 9,580  |                           |        | 49000.00 | 49000.00      | 403420   |                  | 1   |            |
|                                |                     |                                |                   |                | 1           | 1                  |           |  |                           |        | -        |               |  |                  |   |            |
|                                |                     |                                |                   |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     |                                |                   |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
|                                |                     |                                |                   |                |             |                    |           |  |                           | -      |          |               |  |                  |   |            |
|                                | 1                   | and Type                       |                   |                |             |                    |           |  |                           | -      |          |               |  |                  |   |            |
| F Front Lot                    |                     | 81 Legal Ditch                 |                   |                | 1           |                    |           |  |                           |        |          |               |  |                  |   |            |
| R Rear Lot                     |                     | 82 Public Roa                  | d                 |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| 1 Comm. Ind.                   |                     | 83 Utility Tran                | s, Tower          |                |             |                    | -         |  |                           |        |          |               |  |                  |   |            |
| 11 Primary<br>12 Second        |                     | 9 Homesite<br>91 Res. Exces    | s Acres           |                |             |                    | -         |  |                           |        |          |               |  |                  |   |            |
| 12 Second<br>13 Undevel        | ary<br>loped usable | 91 Res. Excess<br>92 Ag Excess |                   |                |             | -                  |           |  |                           |        |          |               |  |                  |   |            |
| 14 Undeve                      | loped Unusable      | Influence Fa                   |                   |                |             |                    |           |  |                           | -      |          |               |  |                  |   |            |
| 2 Classified L                 |                     | 0 Other 5                      | Misimprovement    |                |             |                    |           |  |                           |        |          |               |  |                  |   |            |
| 3 Undevelope<br>4 Tillable Lan | iu canu             |                                | Restrictions      |                | -           |                    |           |  |                           |        |          |               |  |                  |   |            |
| 5 Non-tillable                 |                     | 2 Under Improved               |                   |                |             | 1                  |           |  |                           |        |          |               |  | Total Land Valu  | 3   | 469400     |
| 6 Woodland                     | 272.02              | 3 Excess Frontage              |                   |                | 1           | Total Acrea        | 10        | 9.5  | 3                         |        |          |               |  |                  |   |            |
| 7 Other Farm<br>8 Ag Support   |                     | 4 Shape or Size                |                   |                |             | Total Acrea        |           |  |                           |        |          |               |  |                  | Pa  | ge 1 of 2  |
| o Ag Support                   | Lailu               |                                |                   |                |             | Control 1          |           | TV DECORD (  | (ARI)                     |        |          |               |  |                  |   |            |

Report Created on 5/4/2023 10:58:49 AM

INDIANA PROPERTY RECORD CARD

| arcel N-<br>18-14960-0-  | Г                      |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Use   |   |                         |  | I:Ligh                                |                 | I:Light               |  | dustrial |                     |    |
|--|------------------------|---------------|------------|-------------------|--------|---------------|-------------------|--------|-----------|-----------------|---|-----------------|--|---|---|-------------------------|--|---------------------------------------|-----------------|-----------------------|--|----------|---------------------|----|
| arcel NL<br>118-14960-0  | 1                      |               |            |                   |        |               | Ske               | tch    |           |                 |   |                 |  | Pricin  |   |                         |  | G                                     |                 | GCI                   |  | GCI      |                     |    |
| Countrin   | Parcel N               | umber         | 101        | 8-14960           | 2-04   |               |                   |        | Comn      | nercial         | Card 1  |                 |  | S.F. A  | rea   |                         |  | 15142                                 | 28              | 468                   |  | 9708     |                     |    |
| Township<br>Corporation  | Farcerin               | uniber        | 101        | 0-14000           | 5 04   |               |                   |        |           |                 |   |                 |  | Effect  | ive Perime  | eter L/F                |  | 188                                   | 88              | 1888                  |  | 1888     |                     |    |
| CorDui   |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | P.A.R   |   |                         |  |                                       | 1               | 1                     |  | 1        |                     |    |
| District Dis |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   | ge Size / U   | Inite                   | 1 1                                      | 51428                                 | / 1             | 468 / 1               | 0                                      | 708/1    |                     |    |
| plat al  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | -   |   | inits                   |  |                                       |                 |                       |  |          | 117                 | RA |
| Map 1  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Sectio  | n Level   |                         | HT.                                      | _                                     |                 | RATE                  | HT.                                    | RATE     | HT.                 | RA |
|  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | 1   |   |                         | 4  | 0 29.0                                | 63              |                       |  |          |                     | I  |
| All  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | 4   |   |                         | -  | -                                     | 4               | 0 25.60               |  |          |                     |    |
| FJoist   | 1                      |               |            |                   |        |               |                   |        |           |                 | C   |                 |  |   |   |                         |  | +                                     |                 | 20100                 | 12                                     | 59.46    | 10000000            | -  |
| esistant   |                        | Canopy        |            |                   |        |               | Canopy<br>104     |        |           |                 | Canopy<br>168   |                 |  | 1   |   |                         |  |                                       |                 |                       | 12                                     | 35.40    |                     |    |
| sproof Steel   | 5                      | Canopy<br>168 |            |                   |        |               |                   |        |           |                 |   |                 |  |   |   |                         |  | 1                                     |                 |                       |  |          |                     |    |
|  | 1                      | 12 10 1       | 2          | 2                 | 97     |               | 10-22-2           |        | 297       |                 | 210 24  |                 |  | Frame   | e / PE Adj. [   | + -]                    |  | 0.0                                   | 00              | 0.00                  | 1                                      | 0.00     |                     |    |
| Ini. Concrete  | 1                      | 10            |            |                   | 21     |               |                   |        |           |                 | 12 12   |                 |  |   |   | + -]                    | -  | 0.0                                   | 00              | 0.80                  |  | 0.00     |                     |    |
| poring   | OL I                   | 1             |            |                   |        |               |                   |        |           |                 |   | D               |  |   |   | : <u>-</u> ]            |  |                                       |                 | 26.40                 |  | 59.46    |                     |    |
| ftwood   | Perry Worth            |               |            |                   |        |               | Warehse<br>151428 | 8      |           |                 |   | Anson Blvd      |  | _   | PRICE   |                         |  | 29.6                                  |                 | A STATE OF A STATE OF |  |          |                     |    |
| rdwood   | l š                    | 0             | Ofc<br>708 |                   |        |               | 151420            |        |           |                 | 174 200   | LIOS            |  | B.P.A   | . %   |                         | -  | 1,0                                   |                 | 1.00                  |  | 1.00     |                     | -  |
| irquet   | ort                    | 200           | 100        |                   |        |               |                   |        |           |                 | 200   | R               |  | Sub-t   | otal  |                         |  | 29.0                                  | 63              | 26.40                 |  | 59.46    |                     |    |
| ftwood   | 1 Rd                   |               |            |                   | 40' V  | VH            |                   |        |           |                 |   |                 |  | Ceilin  | a   |                         | _  | 0.0                                   | 00              | 0.00                  |  | 0.00     |                     |    |
| finished   | ۵                      |               |            |                   |        |               |                   |        |           |                 | 18  |                 |  |   |   |                         |  | 0.0                                   |                 | 0.00                  |  | 0.00     |                     |    |
| her  |                        |               |            |                   |        |               | 700               |        |           |                 | 26  |                 |  |   | or Finish   |                         | -  |                                       |                 |                       |  |          |                     |    |
|  |                        | -             |            |                   |        |               | 702               |        |           |                 | and the second se |                 |  | Divisi  | on Walls  |                         |  | 0.0                                   | 00              | 0.00                  |  | 0.00     |                     |    |
| finished   |                        |               |            |                   |        |               |                   |        |           |                 | Pump Room   |                 |  | Light   | ina   |                         |  | 0.0                                   | 00              | 0.00                  |  | 0.00     |                     |    |
| finished   |                        |               |            |                   |        |               |                   |        |           |                 | 458   |                 |  | the second se |   | d                       |  | 0.00/4.                               |                 | 0.00/4.23             |  | 00/0.00  |                     |    |
| mifinished   |                        |               |            |                   |        | 65 CC         | DMMERC            | E PARK |           |                 |   |                 |  |   | ng/Air Con  | u.                      | -  |                                       |                 |                       |  |          |                     | -  |
| hish type       finished       imifinished       inished Open       inished Open   |                        |               |            |                   |        |               | BLDG 1            |        |           |                 |   |                 |  | Sprin   | kler  |                         |  | 1.9                                   |                 | 1.96                  |  | 2.64     |                     |    |
| ished Divided  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | S.F. F  | rice  |                         | 1  | 35.1                                  | 82              | 32.59                 |  | 62.10    |                     |    |
| eating & Air Conditioning  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Area  |   |                         |  | 1514                                  |                 | 468                   |  | 9708     |                     |    |
| eating & Air Conditioning  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   |   | _                       | -  |                                       |                 |                       |  |          |                     | -  |
| acting     acting       entral Warm Air     acting       ot Water or Steam     acting       nit Heating     acting       entral Air     acting       actage or Unit Air     acting   |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Sub-t   | otal  |                         |  | 54241                                 | 50              | 15250                 |  | 602870   |                     |    |
| Deteating     Image: Constraint of the second                            | 1                      |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Plum  | bing  |                         |  |                                       |                 |                       |  | 38400    |                     |    |
| ot Water or Steam  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Unit F  |   |                         | -  |                                       |                 |                       |  |          |                     |    |
| nit Heating  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   |   |                         |  |                                       |                 |                       |  |          |                     |    |
| entral Air   |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Speci   | al Features   | S                       |  |                                       |                 |                       |  |          |                     |    |
| nit Heating<br>entral Air<br>ackage or Unit Air  | Eloor 1)               | CB1 1         | 61604      | 4 Canor           | ov) C  | pv-Cm         | 168.0             | Canop  | у) Сру-Ст | m 104,          | Canopy)   |                 |  | Exter   | ior Feature   | s                       |  |                                       |                 |                       |  |          |                     |    |
| ackage or Unit Air   | Cpy-Cm                 |               |            |                   | - 11 - | 62            | 200               |        | 80 V.D    |                 | 5/ 5  |                 |  | TOTA  | L BASE  |                         |  | 54241                                 | 50              | 15250                 | F                                      | 641270   |                     |    |
| prinkler   | Cpy-on                 | 100           |            |                   |        |               |                   |        |           |                 |   |                 |  |   | Factor  |                         |  | 3.3                                   |                 | 1.40                  |  | 1.40     |                     |    |
| lumbing # TF   | 1                      |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   | and the second se |                         |  |                                       |                 |                       |  |          |                     |    |
| ull Baths  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Locat   | ion Multipl   | ier                     | _  | 1.(                                   | 00              | 1.00                  |  | 1.00     |                     |    |
| alf Baths  | 1                      |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Repro   | duction C   | ost                     |  | 1789969                               | 90              | 21350                 | 8                                      | 897780   |                     |    |
| /4   |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | _   | Dep/ Yr Bli   | _                       | 2  | / 2020 /                              | A 4             | / 2020 / A            | 3/2                                    | 022 / A  |                     |    |
| xtra fixtures  | 1                      |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   |   | L/Cond                  | 4  | 1 20201                               | A 71            | LOLOTIN               | 012                                    | 0        |                     |    |
| Total 24   | 1                      |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Obso  | lescence  |                         |  |                                       |                 |                       |  |          |                     | -  |
| Total 24   |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   |   |                         | -  |                                       | V               | 0                     |  | 070050   |                     |    |
| Total 24   |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  | Rema  |   | e                       | +  | 1754170                               | 00              | 20500                 | ٤                                      | 870850   |                     |    |
| ther Fixtures  |                        |               |            |                   |        |               |                   |        |           |                 |   |                 |  |   | inder Valu  | e                       |  | 1754170                               | 00              | 20500                 | ł                                      | 670650   |                     |    |
| ther Fixtures<br>Vash Fountains G/F ES SS  |                        |               |            |                   |        |               |                   |        |           | SII             | MMARY   | OF              | IMPR   |   | inder Valu  | e                       | 1  | 1754170                               | 00              | 20500                 | 1                                      | 670650   |                     |    |
| ther Fixtures //ash Fountains G/F ES SS icular 36"   |                        |               |            |                   |        |               |                   |        |           | SU              | MMAR  | OF              | IMPR   | OVEN  | inder Valu<br>IENTS   |                         |  | -                                     |                 | 20500                 |  | 670650   |                     |    |
| ther Fixtures fash Fountains G/F ES SS icular 36" ircular 54"  |                        |               | Ht         | Const             |        | Year          | Effty             |        | Base Pate |                 |   |                 | Size or                                      | OVEN  | inder Valu  | Dep                     | REM Va                                   |                                       | Trend           | 20500<br>True Tax     |  |          | dj. / Sou           | nd |
| ther Fixtures<br>ash Fountains G/F ES SS<br>cular 36"<br>rcular 54"<br>emi-circular 36"  | Us                     | e             | Ht.        | Const<br>Type     | Grd    | Year<br>Const | Efftv<br>Year     | Cnd    | Base Rate | SU<br>Feat      | MMAR)<br>Adj Rate   |                 |  | OVEN  | inder Valu<br>IENTS   |                         |  | -                                     | Trend           | True Ta               | x Value                                | Val. A   |                     |    |
| ther Fixtures           ash Fountains         G/F         ES         SS           icular 36"         ircular 54"         ircular 54"         ircular 54"   |                        | e             | Ht.        | Const<br>Type     | Grd    | Year<br>Const | Efftv<br>Year     | Cnd    | Base Rate |                 |   | No.             | Size or<br>Area                              |   | inder Valu<br>IENTS   | Dep                     | REM Va                                   | I %<br>Cmp                            | Trend<br>Factor | True Ta               |  | Val. A   | dj. / Sou<br>553000 |    |
| ther Fixtures ash Fountains G/F ES SS cular 36" ircular 54" emi-circular 36" emi-circular 54"  | Building               |               |            | Туре              |        | Const         | Year              |        |           | Feat            | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604                    |   | inder Valu<br>IENTS<br>Rplc Cost  | Dep<br>Obs              | <b>REM Va</b><br>184330                  | I %<br>Cmp<br>5 100                   | Trend<br>Factor | True Ta:<br>18        | x Value<br>8433100                     | Val. A   |                     |    |
| ther Fixtures<br>ash Fountains G/F ES SS<br>cular 36"<br>ircular 54"<br>emi-circular 36"<br>emi-circular 36"<br>emi-circular 54"<br>dustrial Gang Sinks  |                        |               | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      | Cnd    | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| ther Fixtures ash Fountains G/F ES SS cular 36" ircular 36" emi-circular 36" dustrial Gang Sinks long, 4 man   | Building               | sph           | 62         | Туре              |        | Const<br>2020 | Year<br>2020      |        |           | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604                    |   | inder Valu<br>IENTS<br>Rplc Cost  | Dep<br>Obs              | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100                     | Val. A   |                     |    |
| Total 24       ther Fixtures       Sash Fountains     G/F     ES     SS       icular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| ther Fixtures ash Fountains G/F ES SS cular 36" rcular 54" emi-circular 36" dustrial Gang Sinks long, 4 man long 8 man hower-Column  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES     SS       icular 36"  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES     SS       cular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES     SS       icular 36"  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES     SS       cular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       total 24       ash Fountains       G/F     ES       solution and solutity and solution and solution and solution and solution an   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       total 24       ash Fountains       G/F     ES       solution of the second seco   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | Feat<br>0       | Adj Rate  | No.<br>Un.      | Size or<br>Area<br>161604<br>132343          | OVEN<br>LCM<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/       | REM Va<br>184330<br>23716                | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       total 24       ash Fountains       G/F ES SS       cular 36"       emi-circular 36"       emi-circular 36"       emi-circular 36"       dustrial Gang Sinks       long 4 man  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total     24       ther Fixtures     ash Fountains     G/F     ES     SS       cular 36"     mi-circular 36"     mi-circular 36"     mi-circular 36"       emi-circular 36"     mi-circular 36"     mi-circular 36"       dustrial Gang Sinks     long, 4 man     mi-circular, 3 per       long 8 man     hower-Column     mircular, 5 per       emi-circular, 3 per     mircular, 5 per       orner, 2 per     hower Multi-Stall       ircular, 5 per     mircular, 3 per   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rplc Cost<br>296450  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES       ash Fountains     G/F     ES     SS       icular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       total 24       ash Fountains       G/F     ES     SS       cular 36"       emi-circular 54"       emi-circular 54"       emi-circular 54"       emi-circular 54"       emi-circular 54"       emi-circular 54"       emi-circular 3 per       orner, 2 per       #Fixtures   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       total 24       ash Fountains       G/F     ES       solution 54"       crular 36"       emi-circular 36"       emi-circular 36"       emi-circular 36"       dustrial Gang Sinks       long 8 man     Iong 8 man       hower-Column     Ircular, 5 per       emi-circular, 3 per     Iorner, 2 per       hower Multi-Stall       ircular, 5 per     Iorner, 2 per       #Fixtures       ang Shower Heads  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES     SS       icular 36"  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       ash Fountains     G/F     ES     SS       icular 36"  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       Jash Fountains     G/F     ES     SS       icular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       Icular 36"     ES     SS       icular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b> 0 1 | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       Jash Fountains     G/F     ES     SS       Sicular 36"  | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b>     | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta               | x Value<br>8433100<br>237200           | Val. A   |                     |    |
| Total 24       ther Fixtures       Icular 36"     ES     SS       icular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b>     | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272       | I %<br>Cmp<br>5 100<br>0 100          | Trend<br>Factor | True Ta:              | x Value<br>8433100<br>237200<br>192700 | Val. A   |                     |    |
| Total 24       ther Fixtures       Icular 36"     ES     SS       icular 36"   | Building<br>Paving -As | sph           | 62         | Type<br>2-in on 5 | С      | Const<br>2020 | Year<br>2020      |        | . 2.24    | <b>Feat</b>     | Adj Rate<br>2.24<br>5.41  | No.<br>Un.<br>1 | Size or<br>Area<br>161604<br>132343<br>38721 | OVEN<br>LCM<br>1.00<br>1.00   | Inder Valu<br>IENTS<br>Rpic Cost<br>296450<br>209480  | Dep<br>Obs<br>20/<br>8/ | REM Va<br>184330<br>23716<br>19272<br>ES | I %<br>Cmp<br>5 100<br>0 100<br>0 100 | Trend<br>Factor | True Ta:              | x Value<br>8433100<br>237200           | Val. A   |                     |    |

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

Prescribed by the Department of Local Government Finance

INSTRUCTIONS:

- This form does not apply to property localed in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3())
- 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  | TAXPAYER INFO                     | ORIMATION                    |                              |                  |  |  |
|--|-----------------------------------|------------------------------|------------------------------|------------------|--|--|
| Name of laxpayor   |                                   |                              |                              | County           |  |  |
| Chill Pharma, LLC  |                                   |                              |                              | Boone            |  |  |
| Address of taxpayer (number and street, city, state, and Z   |                                   |                              |                              | DLGF laxing dist | rici number  |  |
| 11201 USA Pkwy Suite 300 Fishers, IN 46  | 037                               |                              |                              | 06019            |  |  |
| Name of contact person   |                                   |                              |                              | Tolophone numb   |  |  |
| Kim Milburn  |                                   |                              |                              | (317) 860-2975   |  |  |
| SECTION 2  | LOCATION AND DESCRIP              |                              | rγ                           |                  | State of the second second                         |  |
| Name of designating body   |                                   | Resolution number<br>2018-57 |                              |                  | ate (month, day, year)                             |  |
| Town of Whiteslown   |                                   | 06/01/2019                   |                              |                  |  |  |
| Location of property   |                                   |                              |                              |                  | (month, day, year)                                 |  |
| 4995 Perry Worth Road Whitestown, IN 46  | 075                               |                              |                              | 05/20/2020       |  |  |
| Description of real property improvements  |                                   |                              |                              |                  | ation date (month, day, year)                      |  |
| 161,602 Sq Ft speculative industr  | ial warehouse                     |                              |                              | 03/01/2020       |  |  |
|  |                                   |                              |                              | 12/01/2020       | n date (monih, day, year)                          |  |
| SECTION 3  | EMPLOYEESAN                       | DSALARIES                    |                              |                  | RANK WEITER  |  |
| provide a state of the state of | S AND SALARIES                    |                              | AS ESTIMA                    | TED ON SB-1      | ACTUAL   |  |
|  | O AND SALARICO                    |                              | 0.00                         |                  | 0.00   |  |
| Current number of employees  |                                   | ·····                        | 0.00                         |                  | 0.00   |  |
| Salaries<br>Number of employees relained   |                                   |                              | 0.00                         |                  | 0 00   |  |
| and the second se  |                                   |                              | 0.00                         |                  | 0.00   |  |
| Salaries Number of additional employees  |                                   |                              | 132.00                       |                  | 0.00 - (past) has not becoped as a 10/22           |  |
| Salaries   |                                   |                              | \$7,258,620.00               | - M              | 0.00 - tenani has not occupied as al 1/1/22        |  |
| SECTION4   | COSTAND                           | VALUES                       |                              | the state of the | er tope offende alle press                         |  |
| COST AND VALUES  |                                   | REAL ESTAT                   | E IMPROVEMI                  | ENTS             |  |  |
| 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  | 511.600,000.00                    |                              |                              |                  |  |  |
| ACTUAL   | COST                              |                              |                              | ASSESS           | ED VALUE   |  |
| Values before project  | 51,849,521.00                     |                              | \$481,500.00                 |                  |  |  |
| Plus: Values of proposed project   | \$7,583,180 45                    |                              | \$7,568,700.0                | 0                |  |  |
| Less: Values of any property being replaced  |                                   |                              |                              |                  |  |  |
| the second state of state of   | \$0,432,701.45                    |                              | \$8,080,200.0                |                  | and such the second of a fight of the second state |  |
| SECTIONIS WASTE CO   | INVERTED AND OTHER BENE           | EFITS PROMISED               | BY THE TAXPA                 | YER              |  |  |
| WASTE CONVERTED  | AND OTHER BENEFITS                |                              | AS ESTIMA                    | TED ON SB-1      | ACTUAL   |  |
| Amount of solid waste converted  |                                   |                              |                              |                  |  |  |
| Amount of hazardous waste converted  |                                   | -                            |                              |                  |  |  |
| Other benefits:  |                                   | K. NORSKI AND DE LA SAME     | and the second second second |                  |  |  |
| SECTIONIC  | TAXPAYER CE                       |                              |                              |                  | · · · · · · · · · · · · · · · · · · ·              |  |
| 11   | ereby cortily that the represente | ations in this statem        | ent are true.                | Dale sland       | (month, day, year)                                 |  |
| Signature of authorizud representative   |                                   | FO                           |                              | 7/22/2022        |  |  |
| Kin milin  |                                   | 10                           |                              |                  |  |  |

20 22 PAY 20 23

FORM CF-1 / Real Property

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

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

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

- Not later than fony-five (45) days after receipt of this form, the dasignaling 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 shell determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Banefits (Form SB-1/Real Property), and whether any feilure to substantially comply was caused by factors beyond the control of the property owner.
- 4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

| We have reviewed the CF-1 and find that:   |
|--|
| the property owner IS in substantial compliance  |
| the property owner IS NOT in substantial compliance  |
| other (specify)  |
| Reasons for the determination (attach additional sheets if nacessary)  |
|  |
| Signature of authorized member Date signed (month, day, year)  |
| DocuSigned by:   |
| Attostod by: Matthew Summets   |
| 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<br>time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.) |
| Time of hearing AM Date of hearing (month, day, year) Location of hearing  |
| MEARING RESULTS (to be completed after the hearing)  |
| Approved Denied (see Instruction 4 above)  |
| Reasons for the determination (effech eddliverel sheets if necessary)  |
| Signature of authorized member Date signed (month, day, year)  |
| Attosted by: Designating body  |
| APPEAL RIGHTS [IC 6-1,1-12.1-5.9(o)]   |
| 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<br>Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property ow                  |



## COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

#### INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
   This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 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 County Name of taxpayer Boone Chill Pharma, LLC DLGF taxing district number Address of laxpayer (number and street, city, state, and ZIP code) 06019 11201 USA Pkwy Suite 300 Fishers, IN 46037 Telephone number Name of contact person (317) 860-2975 Kim Milburn LOCATION AND DESCRIPTION OF PROPERTY SECTION 2 Estimated start date (month, day, year) Resolution number Name of designating body 2018-57 06/01/2019 Town of Whitestown Actual start date (month, day, year) Location of property 4995 Perry Worth Road Whitestown, IN 46075 05/20/2020 Estimated completion date (month, day, year) Description of real property improvements 03/01/2020 161,602 Sg Ft speculative industrial warehouse Actual completion date (month, day, year) 12/01/2020 EMPLOYEES AND SALARIES SECTION 3 AS ESTIMATED ON SB-1 ACTUAL EMPLOYEES AND SALARIES 0.00 0.00 Current number of employees 0.00 0.00 Salaries 0.00 0.00 Number of employees relained 0.00 0.00 Salaries 132 00 0.00 - lenant has not occupied as of 1/1/22 Number of additional employees \$7,256,620.00 0 00 - tenant has not occupied as of 1/1/22 Salaries COST AND VALUES SECTION 4 REAL ESTATE IMPROVEMENTS COST AND VALUES ASSESSED VALUE AS ESTIMATED ON SB-1 COST Values before project \$11,600,000.00 Plus: Values of proposed project Less: Values of any property being replaced \$11 600 000 00 Net values upon completion of project ASSESSED VALUE COST ACTUAL \$1,849,521.00 \$491,500,00 Values before project \$7,588,700.00 \$7,583,180,45 Plus: Values of proposed project Less: Values of any property being replaced 58 080 200 00 \$9,432,701.45 Net values upon completion of project WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER SECTION 5 WASTE CONVERTED AND OTHER BENEFITS AS ESTIMATED ON SB-1 ACTUAL Amount of solid waste converted Amount of hazardous waste converted Other benefits: TAXPAYER CERTIFICATION SECTION 6 I hereby certify that the representations in this statement are true. Date signed (month, day, year) Title Signature of authorized representative 7/22/2022 CFO Itim muli

20 22 PAY 20 23

FORM CF-1 / Real Property

PRIVACY NOTICE

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

. P

PAY 20



1

)

#### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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

FORM SB-1 / Real Property PRIVACY NOTICE Any information concerning the cost of the property and specific antarios paid to individual employees by the property owner is confidential pur IC6-1 1-12.1-5 1.

20

INSTRUCTIONS:

- 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 epplicant 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 banefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
   To obtain a deduction, a Form S22/RE must be filed with the County Auditor before May 10 in the year in which the eddition to assessed valuation is made or not later than thirty (30) days after the assessment notice is malied to the property owner if it was malled after April 10. A property owner who failed to file a deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be atteched to the Form 322/RE when the deduction is first claimed and then updated ennually for each year the deduction is applicable. IC 6-1.1-12.1-5.10D

- For a Form SB-1/Real Property that is approved after June 30, 2013, the designaling body is required to establish an abstament schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abstement schedule approved by the designaling body remains in effect. IC 6-1.1-12.1-17

| SECTION 1  | A PROPERTY OF   | TAXPAYER  | INFORMATION      |                         |  |  |  |
|--|---|---|------------------|-------------------------|--|--|--|
| Name of taxpayer   |   |   |                  |                         |  |  |  |
| SCP Acquisitio   | ns, LLC or its ass                                      | ignee   |                  |                         |  |  |  |
| Address of taxpayer (nun<br>8900 Keystone  | ther and street, city state, or<br>Crossing, Suite      | 100, Indianapolis, IN 46  | 240              |                         |  |  |  |
| Name of contact parson   |   |   | Telaphona numbar |                         | E-mail address   | )  |  |
| John B. Cumm   | ling  |   | (317)819-        |                         | [cumming@s   | trategiccapitalparinera com  |  |
| SECTION 2<br>Name of designating bod   | and an              | LOCATION AND DESCRIPT   | ION OF PROPOS    | SED PROJECT             | Resolutionnu   | mber   |  |
| Town of Whites   | stown   |   | County           |                         |  |  |  |
| Location of property   |   | OLGF texting to<br>08019  | listrict number  |                         |  |  |  |
| Northeast quad   | irant of Perry Wo                                       | rth Rd & CR 500 South   | Boone            |                         |  |  |  |
| +/- 150,000 sf office  | ny imprevenianta, milavalor<br>& temperature controller | uneni, or rehabilition (use actificons<br>d warehouse facility on a build-lo  | suit transaction | 9                       | 6/01/201   | And the second se  |  |
|  |   |   |                  |                         | 3/01/202   | pletion data (monin, day, yoar)<br>20  |  |
| SECTION 3  | ESTIMA  | TE OF EMPLOYEES AND SAL   |                  | T OF PROPOSED PRO       | JECT   |  |  |
| Current number   | Satarlas  | Number retained   | Sejarles         | Number add              |  | Selatos  |  |
| 0.00   | \$0.00  | 0.00  | \$0.00           | 132.00                  |  | \$7,256,620.00   |  |
| SECTION 4  | A CARLEN AND AND A CARLEN                               | ESTIMATED TOTAL COST A  | ND VALUE OF PR   |                         |  | 一然而在和影響等為高   |  |
|  |   |   |                  | REAL ESTATE I           |  | Contraction of the second s  |  |
|  |   |   | -                | COBT 0.00               | A.   | SESSED VALUE   |  |
| Current values   |   |   |                  | 11,600,000,00           | F  | 0.00   |  |
| Comment of the local division of the local d | ues of proposed project<br>property being replaced      |   |                  | 0.00                    |  |  |  |
|  | tas upon completion of ,                                |   |                  | 11,600,000.00           | and the second day of the seco |  |  |
| SECTION 5  | W   | ASTE CONVERTED AND OTHE   | R BENEFITS PR    | OMISED BY THE TAX       | AYER   | A second se |  |
|  | aste converted (pounds)                                 |   | 1                | izardous waste converte |  |  |  |
| Other banafils   |   |   |                  | /                       |  |  |  |
|  |   |   |                  | )                       |  |  |  |
|  |   |   |                  | _                       |  |  |  |
|  |   |   |                  |                         |  |  |  |
|  |   |   |                  |                         |  |  |  |
|  |   |   |                  |                         |  |  |  |
|  |   |   |                  |                         |  |  |  |
| SECTION 6  |   | A CONTRACT OF A | CERTIFICATION    |                         |  |  |  |
| I hereby cartify   | that the representation                                 | TAXPAYER<br>ns in this statement are true   | CERTIFICATION    |                         | Dahahaan   | Levelh der unter   |  |
| I hereby certify<br>Signolupe of authorized  | that the representation                                 | A CONTRACT OF A | CERTIFICATION    |                         | Date signed  | (monif), day, year)<br>2018  |  |
| I hereby cartify   | that the representation                                 | A CONTRACT OF A | GERTIFICATION    |                         |  |  |  |

Page 1 of 2

|                       |  |  | FOR USE OF THE   | DECICATION   | EODY   |   |  |
|-----------------------|--|--|--|--|--|---|--|
| under                 | IC 6-1.1-12.1, provides for th   | e following limitation   | ons:   |  |  |   | aid resolution, passed or to be passed   |
| Α.                    | The designated area has be<br>expires is   |  |  | ed   | calenda  | вг уевга, (зо   | e below). The dale this designation  |
| 8.                    | The type of deduction that is<br>1. Redevelopment or rehabil<br>2. Residentially distressed as   | Italion of real estat  | signated area is limito<br>e improvements  | d to:<br>Yes<br>Yes  | ] No<br>] No   |   |  |
| C.                    | The amount of the deduction  | applicable is limit  | ed to \$   |  |  |   |  |
| D,                    | Other limitations or condition   | ns (specily)   |  |  | <del></del>  |   |  |
| E,                    | Number of years allowed.   | [] Year 1<br>[] Year 6   | [] Year 2 [] Year 7  | ☐ Year 3<br>☐ Year 8   |  | Year 4<br>Year 9  | ☐ Year 5 (* see below)<br>☐ Year 10  |
| Wah                   | For a statement of benefits (<br>Yes No<br>If yes, attach a copy of the a<br>If no, the designating body is<br>ave also reviewed the informa-<br>mined that the totality of bene                         | ibatement schedul<br>s required to estab<br>ation contained in t   | e to this form.<br>I'sh an abatement sc<br>he statement of bene  | hedule before ()<br>fils and find (ha  | ne doductio<br>I Ine estima  | on can be de  |  |
| and the second second | (signature and tille of authorized   |  |  | Telephone nur  |  |   | Dala signed (month, day, year)   |
| Printed 0             | ame of authorized momber of dea  | lonating body  | ·····  | ( )<br>Name of deak  | inating body   |   |  |
|                       |  |  |  |  |  |   |  |
| Attosted              | by (signaturo and title of attaster)   |  |  | Printed name   | of attostor  |   |  |
| laxp:                 | yer is enlitted to receive a de<br>For residentially distressed<br>6-1.1-12.1-4.1 romain in eff<br>2013, the designating body<br>(10) years. (See IC 6-1.1-1)<br>For the redevelopment or re             | duction to a numb<br>areas where the F<br>ect. The deduction<br>is required to esta<br>2.1-17 below.)<br>shabilitation of real<br>lesionation body re  | er of years that is lean<br>orm SB-1/Real Prope<br>period may not exce<br>bilish an abatement s<br>i property where tho F<br>cmains in effect. For d   | s than the numb<br>erfy was approvi<br>ed five (5) years<br>chedule for eac<br>Form SB-1/Real<br>a Form SB-1/Rea   | ed prior to .<br>s, For a Fo<br>h deduction<br>Property v<br>al Property | designalod<br>July 1, 2013<br>Jurm SB-1/Re<br>n allowed. T<br>vas approve<br>y that is appr | , the deductions established in IC<br>al Property that is approved after June 30,<br>the deduction period may not exceed ten<br>d prior to July 1, 2013, the abatement<br>roved after June 30, 2013, the designating |
| Abat<br>Sec.          | on 4 or 4.5 of this chapter an<br>(1) The total<br>(2) The numb<br>(3) The avera<br>(4) The infras<br>(b) This subsection appl<br>for each deduction a<br>tho doduction. An at<br>(c) An abaloment schec | abalement schedu<br>amount of the taxp<br>per of new full-time<br>age wage of the ne<br>structure requirement<br>ies to a statement<br>tiowed under this<br>balement schedule<br>dute approved for | Ic based on the follo<br>payer's investment in<br>equivalent jobs crea-<br>ever employees compa-<br>ents for the taxpayer's<br>of benefits approved<br>chapter. An abateme<br>e may not exceed ten | wing factors;<br>real and person<br>ted.<br>red to the state<br>s lovestment.<br>after June 30, 7<br>nt schedule mu:<br>(10) years.<br>before July 1, 20 | nal property<br>minimum v<br>2013. A de<br>si specify li                 | ,<br>wage,<br>signaling bo<br>he percentag  | rea and that receives a deduction under<br>dy shall establish an abatement schodule<br>ge amount of the deduction for each year o<br>until the abatement schedule expires under                                      |

.



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

FORM 322 / RE

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

#### INSTRUCTIONS:

- 1. This form is to be filed in person or by mall 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 essessed 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 ettached 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.
- 5. Please see IC 6-1.1-12.1 for further instructions.
- 6. 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 rehebilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehebilitation 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 rollar skating, skataboarding or ice skating
  - f. Recquet sport facility (including handball or recquet ball court)
  - g. Hot lub 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).
- 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 larget 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).
- I. Packege 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 21 . DLGF taxing district number County Township Key number Boone Worth 06019 Legal description from Form 11 Name of owner PT SE SE 26-18-1E Whitestown Industrial Holdings II, LLC Property address (number and street, city, state, and ZIP code) Date of Form 11 (month, day, year) 4995 Perry Worth Road, Whitestown, IN 46075 Use of structure Type of structure 161,602 SF speculative industrial warehouse For Lease Governing body that approved ERA designation Date ERA designation approved (month, day, year) Resolution number Town of Whitestown December 19, 2018 2018-57 SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE Signature of owner orgepresentative (I hereby corbin that the representations on this application are true.) Date signed (month, day, year) K) М May 6, 2021 Printed name of owner or rep ntative Address (number and street, city, state, and ZIP code) Erin Shepherd 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 A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure) 8,080,200.00 5 B. New structure 1. Assessed valuation 7,588,700.00 2. Assessed valuation eligible for deduction SECTION IV - VERIFICATION OF ASSESSING OFFICIAL I verify that the above described structure was assessed and the owner was notified on with the and that the assessed valuations in Section III are correct. effective date of the assessment being January 1, 20 Printed name of assessing official Date (month, day, year) Signature of assessing official

| SECTION V - FOR AREAS                        | EXCEPT FOR A RESIDENTIALLY D   | STRESSED AREA WHERE THE STAT<br>DUCTION SCHEDULE PER IC 6-1.1-12 | EMENT OF BENEFITS WAS  |
|--|--|--|--|
| YEAR OF DEDUCTION / ASSESSED V               | ALUE / PERCENTAGE / DEDUCTION*   | YEAR OF DEDUCTION / ASSESSED                                     | VALUE / PERCENTAGE / DEDUCTION**   |
| (1) For deductions allowed over a one (1) y  | rear period:   | (B) For deductions allowed over a eight (B                       | ) year period:   |
| 1 20 pay 20 \$                               | _ 100% °% \$   | 1 20pay 20 \$  |  |
| (2) For deductions allowed over a two (2) y  | ear period:  | 2 20pay 20\$   | %\$  |
|  |  | 3 20рау 20\$<br>4 20 рау 20\$                                    |  |
| 1 20pay 20\$<br>2 20pay 20\$                 | and an   | 4 20рву 20 \$<br>5 20рау 20 \$                                   | 63% *% \$<br>50% *% \$   |
|  |  | 6 20pay 20 \$  | 38% *% \$  |
| (3) For deductions allowed over a three (3)  | year period:   | 7 20pay 20 \$  |  |
| 1 20pay 20 \$                                | States and States | 8 20рву 20\$   | % \$   |
| 2 20pay 20 \$                                |  | (9) For deductions allowed over a nine (9                        | want point   |
| 3 20 pay 20 \$                               | % \$   |  |  |
| (4) For deductions allowed over a four (4)   | year period:   | 1 20pay 20 \$<br>2 20pay 20 \$                                   |  |
| 1 20pay 20 \$                                | 100% * % <b>\$</b>   | 3 20pay 20\$   |  |
| 2 20pay 20 \$                                | the second se  | 4 20pay 20 \$  |  |
| 3 20pay 20 \$                                | 50% •% \$  | 5 20pay 20\$   |  |
| 4 20 pay 20 \$                               | % \$   | 6 20pay 20 \$  | 44% *% \$  |
| (5) For deductions allowed over a five (5) y | rear period:   | 7 20pay 20 \$  | 33% *% \$  |
|  |  | 8 20 pay 20 \$   | and the second sec |
| 1 20pay 20\$<br>2 20pay 20\$                 | % \$%<br>% \$%   | 9 20pay 20\$   | 11% *% \$  |
| 3 20pay 20 \$                                |  | (10) For deductions allowed over a ten (1                        | 0) year period:  |
| 4 20pay 20 \$                                |  | 1 2021 pay 2022 \$ 7,588,700                                     | .00 100% * 100 % \$ 7,588,700.00   |
| 5 20 pay 20 \$                               | % \$   | 2 2022 pay 2023 \$7.588,700                                      | .00 95% · 95 % \$ 7,209,285.00   |
|  | est point:   | 3 2023 pay 2024 \$ 7,588,700                                     |  |
| (6) For deductions allowed over a six (6) y  |  | 4 2024 pay 2025 \$ 7,688,700                                     |  |
| 1 20pay 20 \$                                |  | 5 2025 pay 2026 \$ 7,588,700                                     |  |
| 2 20 pay 20 \$                               |  | 6 2027 pay 2028 \$ 7,588,700                                     |  |
| 3 20pay 20 \$<br>4 20pay 20 \$               | second and second se  |  | 70   |
| 5 20 pay 20 \$                               | % \$   |  | 70   |
| 6 20 pay 20 \$                               | 17% *% \$  | 10 2031 pay 2032 \$ 7,588,700                                    |  |
| (7) For deductions allowed over a seven (    | 7) year period:  |  |  |
|  |  |  | ges shown in this section apply to a proved before July 1, 2013 that did not   |
| 1 20pay 20\$                                 |  |  | eduction schedule adopted by the   |
| 2 20pay 20 \$                                |  |  | er abatements shall use the percentages  |
| 3 20pay 20 \$<br>4 20pay 20 \$               |  | body per IC 8-1.1-12.1-17  | nt schedule adopted by the designating   |
| 5 20pay 20 \$                                |  | •  |  |
| 6 20 pay 20 \$                               | % \$   |  | Il be adjusted annually to reflect changes   |
| 7 20pay 20 \$                                | %%   | the assessment per IC 6-1,1-12                                   | ing from a reassessment or an appeal of  |
| SECTION VI - FOR A RESIDENT                  | TALLY DISTRESSED AREA WHERE  | THE STATEMENT OF BENEFITS WAS                                    |  |
|  | DEDUCTION SCHE   | DULE PER IC 6-1.1-12.1-17  |  |
| TYPE OF DWELLING                             |  | THE LESSER OF:<br>2.1-4.1(b)]                                    | DEDUCTION IS ALLOWED FOR A FIVE (5)<br>YEAR PERIOD THAT INCLUDES   |
|  |  | 2.1-4.1(0)]  | YEARS:   |
| One (1) family dwelling                      | Assessed value (after rehabilitation or rede   | velopment) \$ or \$74,880 AV                                     | pay through pay  |
|  |  |  |  |
| Two (2) family dwelling                      | Assessed value (after rehabilitation or rede   | velopment) \$ or \$108,080 AV                                    | pay through pay  |
|  |  |  |  |
| Three (3) unit multifamily dwelling          | Asseased value (after rehabilitation or red  | or \$156,000 AV  | pay through pay  |
| Four (4) unit multifamily dwelling           | Assessed value (after rehabilitation or red  | evelopment) S or \$199,680 AV                                    | pay through pay  |
|  |  |  | for one to four family dwellings, respectively.  |
|  |  | AUDITOR (COMPLETE ONLY IF APP                                    |  |
| This application is approved in the          | the second se  |  |  |
| Signature of County Auditor                  |  | name of County Auditor   | Date signed (month, day, year)   |
|  |  |  |  |



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
   This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
- 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 taxpaver County Whitestown Lot 7, LLC Marion Address of taxpayer (number and street, city, state, and ZIP code) DLGF taxing district number 7620 Washington Blvd. Indianapolis IN 46240 49-820-0008 Name of contact person Telephone number Eric Osterhaus 317)710-6847 SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY Name of designating body Resolution number Estimated start date (month, day, year) Town of Whitestown 2020-01.2019-12 4-1-2020 Location of property Actual start date (month, day, year) 4188 South Indianapolis Road Lebanon Indiana 46052(Whitestown Crossing II, Block D) 6-1-2020 Description of real property improvements Estimated completion date (month, day, year) 44,100 Sq. Ft Office and Warehouse building with related site improvements. 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 CONV                             | ERTED AND OTHER BENEFITS                                  | AS ESTIMATED ON SB-1 | ACTUAL                      |
|--|---|----------------------|-----------------------------|
| Amount of solid waste converted        |   |                      | ACTORE                      |
| Amount of hazardous waste converted    |   |                      |                             |
| Other benefits:                        |   |                      |                             |
| SECTION 6                              | TAXPAYER CERTIFICATION                                    | SALES I              |                             |
|  | I hereby certify that the representations in this stateme | nt are true          |                             |
| Signature of authorized representative | Title Memb  | Date signed (n       | nonth, day, year)<br>5-0-23 |

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).

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

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

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

| y, year)                       |
|--------------------------------|
| ,,,,,,,                        |
|                                |
| wing date and<br>this notice.) |
|                                |
|                                |
|                                |
|                                |
|                                |
|                                |
|                                |
|                                |
|                                |
| y, year)                       |
|                                |
|                                |
| the office of the              |
| r f                            |



#### APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA) State Form 18379 (R14 / 6-16)

| 20 | PAY 20      |
|----|-------------|
| FO | RM 322 / RE |

Prescribed by the Department of Local Government Finance

#### STRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not 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.)
- 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)).
- (IC G-1, IP12, IP2(N)).
   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 G-1, 1-12, 1-4).
   Private or commercial golf course
   Country club
   May facility, the primary purpose of which is a service; or (c) other retail. (unless the facility is located in an economic development protect area established under IC G-1, 1-12, 1-4.

  - e. Skating facility, including rollar skating, skateboarding or ice skating
  - f. Racquet sport facility (Including handball or racquet ball court)
  - g. Hot tub facility
  - h. Suntan facility
  - i. Racetrack

- 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)] 1

# SECTION I - DESCRIPTION OF PROPERTY

| Boone   | Township   | DLGF taxing district number<br>06-019   |              | Key number                                 |
|---|--|---|--------------|--|
| Whitestown Lot 7,   | LLC (Eric Osterhaus)   | Legal description from Form 11<br>The Crossing At Whites  | stown F      |  |
| Property address (number and a<br>4000 S. Indianapo<br>Type of structure  | street, city, state, and ZIP code)<br>lis Road, Lebanon IN 46052   |   |              | Date of Form 11 (month, day yea<br>4-30-20 |
| Office/Warehouse  |  |   |              | Use of structure<br>Office/Warehouse       |
| Governing body that approved E<br>Whitestown Town   | Council  | Date ERA designation approved (month<br>12-18-2019  | . day. year) | Resolution number<br>2019-34               |
| Signature of owner Oppreser   | tive hereby certify that the representations on  | TION OF OWNER OR REPRESENTATIVE<br>this application are true.)  | Da           | te signed (month, day year)                |
| Printed name of owner or repres<br>Eric Osterhaus   |  | nd street, city, state, and ZIP code)<br>ington Blvd. Indianapolis, IN 4  | 6240         | 5-5-20                                     |
|   |  |   |              |  |
|   | SECT   | ON III - STRUCTURES   |              | AUDITOR'S USE                              |
|   | sessed valuation AFTER rehabilitation  |   |              | AUDITOR'S USE                              |
| 2. As:  | essed valuation AFTER rehabilitation   | ON III - STRUCTURES   |              | AUDITOR'S USE                              |
| 2. As:<br>3. Dift   | sessed valuation AFTER rehabilitation<br>sessed valuation BEFORE rehabilitation<br>erence in assessed valuation (Line 1 minus Line   | ON III - STRUCTURES   |              | AUDITOR'S USE                              |
| 2. As:<br>3. Dift<br>4. As:<br>(for<br>the  | essed valuation AFTER rehabilitation   | ON III - STRUCTURES<br>S<br>S<br>S<br>S<br>S<br>S<br>S  |              | AUDITOR'S USE                              |
| 2. As:<br>3. Dift<br>4. Ass<br>(for<br>the<br>stru-   | sessed valuation AFTER rehabilitation<br>essed valuation BEFORE rehabilitation<br>erence in assessed valuation (Line 1 minus Line<br>essed valuation eligible for deduction<br>the increase in AV from the rehabilitation, not in<br>increase in AV from the reassesment of the or   | ON III - STRUCTURES<br>S<br>2) S<br>scluding<br>S   |              | AUDITOR'S USE                              |
| 2. As:<br>3. Dift<br>4. Ass<br>(for<br>the<br>stru-<br>the<br>structure<br>1. Ass                                     | sessed valuation AFTER rehabilitation<br>essed valuation BEFORE rehabilitation<br>erence in assessed valuation (Line 1 minus Line<br>essed valuation eligible for deduction<br>the increase in A/V from the rehabilitation, not in<br>increase in A/V from the reassessment of the en<br>clure)<br>essed valuation<br>assed valuation eligible for deduction   | S         S           S         S           S         S           S         S           S         1,900,00           S         1,900,00   | 00           | AUDITOR'S USE                              |
| 2. As:<br>3. Diff<br>4. Ass<br>(for<br>the<br>stru-<br>the<br>structure<br>1. Ass<br>2. Ass                           | essed valuation AFTER rehabilitation<br>essed valuation BEFORE rehabilitation<br>drence in assessed valuation (Line 1 minus Line<br>essed valuation eligible for deduction<br>the increase in AV from the rehabilitation, nol in<br>increase in AV from the reassessment of the er<br>clure)<br>essed valuation<br>essed valuation<br>essed valuation eligible for deduction<br>SECTION IV - VERIE   | S         S           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s | 00           | AUDITOR'S USE                              |
| 2. As:<br>3. Diff<br>4. Ass<br>(for<br>the<br>stru-<br>New structure 1. Ass<br>2. Ass<br>1 verify that the above desc | essed valuation AFTER rehabilitation<br>essed valuation BEFORE rehabilitation<br>etence in assessed valuation (Line 1 minus Line<br>essed valuation eligible for deduction<br>the increase in A/V from the rehabilitation, not in<br>increase in A/V from the reassessment of the er<br>clure)<br>essed valuation<br>essed valuation<br>essed valuation eligible for deduction<br>SECTION IV - VERIF<br>pribed structure was assessed and the own  | S         S           S         S           S         S           Including         S           S         1,900,00           S         1,900,00           S         1,900,00           Including         S           S         1,900,00           S         1,900,00           S         1,900,00   | 00           | AUDITOR'S USE                              |
| 2. As:<br>3. Diff<br>4. Ass<br>(for<br>the<br>stru-<br>New structure 1. Ass<br>2. Ass<br>1 verify that the above desc | essed valuation AFTER rehabilitation<br>essed valuation BEFORE rehabilitation<br>erence in assessed valuation (Line 1 minus Line<br>essed valuation eligible for deduction<br>the increase in A/V from the rehabilitation, not in<br>increase in A/V from the reassessment of the er<br>clure)<br>essed valuation<br>essed valuation<br>e | S         S           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s           s         s | 00           |  |

|        | SECTION V - FOR AF                      | REAS EXCEPT FOR A RESIDENTIALL   | Y DISTRESSED AREA WHERE THE ST<br>DEDUCTION SCHEDULE PER IC 6-1. | ATEMENT OF BENEFITS WAS  |
|--------|---|--|--|--|
| $\sim$ | YEAR OF DEDUCTION / ASSESS              | ED VALUE / PERCENTAGE / DEDUCTI  | ON* YEAR OF DEDUCTION / ASSESS                                   | ED VALUE / PERCENTAGE / DEDUCTION  |
| ()     | (1) For deductions allowed over a one   | e (1) year period:   | (8) For deductions allowed over a eig                            | ht (8) year period   |
| 6      | 1 20 pay 20 \$                          | 100% *% S  | 1 20 pay 20 S  | 100% • % S   |
|        | (2) For deductions allowed over a two   | (2) year period:   | 2 20pay 20 \$  | % S  |
|        | V 950 1070 00                           |  | 3 20 pay 20 \$   | 75% •% S   |
|        | 1 20pay 20 \$<br>2 20pay 20 \$          | 100% *% S  | 4 20 pay 20 S  | 63% *% S   |
|        | 2 20 pay 20 3                           | 50% *% S   | 5 20 pay 20 S  | 50% *% S   |
|        | (3) For deductions allowed over a three | e (3) year penod.  | 6 20pay 20 S   |  |
|        | 1 20 pay 20 S                           | 100% •% S  | 7 20 pay 20 S<br>8 20 pay 20 S                                   | 25% •% S   |
|        | 2 20 pay 20 \$                          |  | 8 20 pay 20 S  | 13% *% S   |
|        | 3 20 pay 20 S                           | 33% *% S   | (9) For deductions allowed over a nini                           | e (9) year penod   |
|        | (4) For deductions allowed over a four  | (4) year period:   | 1 20pay 20 S   | 100% •% S  |
|        | _                                       |  | 2 20pay 20 \$  |  |
|        | 1 20pay 20S<br>2 20pay 20S              |  | 3 20 pay 20 S  |  |
|        | 2 20pay 20 S<br>3 20pay 20 S            |  | 4 20 pay 20 S  |  |
|        | 4 20 pay 20 S                           | 50% •% \$<br>25% • % \$  | 5 20 pay 20 S  |  |
|        |   | 20/0/0 3   | 6 20 pay 20 \$   |  |
|        | (5) For deductions allowed over a five  | (5) year period.   | 7 20pay 20 S   |  |
|        | 1 20 pay 20 \$                          | 100% •% S  | 8 20pay 20 S<br>9 20 pay 20 S                                    |  |
|        | 2 20pay 20 S                            | 80% •% S   | 9 20pay 20 \$  | 11% •% S   |
|        | 3 20 pay 20 S                           | 60% •% \$  | (10) For deductions allowed over a ter                           | (10) year period   |
|        | 4 20pay 20S                             | 40% - % S  | A COURT AND AND AND  |  |
|        | 5 20 pay 20 S                           | 20% •% \$  | 1 20 pay 20 S<br>2 20 pay 20 S                                   |  |
|        | (5) For deductions allowed over a sind  | e)   | 3 20pay 20 S   |  |
|        | (6) For deductions allowed over a six ( | b) year period:  | 4 20pay 20 S   |  |
|        |   | 100% *% \$   | 5 20 pay 20 S  |  |
|        | 2 20 pay 20 S                           |  | - 6 20 pay 20 S  |  |
| C.     | 3 20 pay 20 S                           | 0.00000  | 7 20 pay 20 S  |  |
| C.E.P  | 4 20 pay 20 \$                          |  | 8 20 pay 20 S  | 20% · % S  |
|        | 5 20 pay 20 S                           | 34% *% \$  | 9 20 pay 20 S  |  |
| 1      | 6 20 pay 20 S                           | 17% *% S   | 10 20 pay 20 S   |  |
| 1      | (7) For deductions allowed over a seve  | n (7) year period:   |  |  |
|        |   |  | NOTE: The deduction percen                                       | tages shown in this section apply to a                                     |
|        | 1 20pay 20 \$<br>2 20pay 20 \$          | 100% •% S  | have an alternative  | pproved before July 1, 2013 that did not deduction schedule adopted by the |
|        | 3 20pay 20 S                            | and the second sec | designating body. All oth  | ler abalements shall use the percentages                                   |
|        | 4 20pay 20 S                            | % S<br>57% * % S   | <ul> <li>reflected in the abatem</li> </ul>                      | ent schedule adopted by the designation                                    |
|        | 5 20pay 20 S                            | % \$<br>43% •% \$  | body per IC 6-1.1-12 1-1   | 7.   |
|        | 6 20pay 20 S                            |  | <ul> <li>The amount of the deduction sh</li> </ul>               | all be adjusted annually to reflect changes                                |
|        | 7 20 pay 20 S                           | 14% *% S   | to the assessed valuation result                                 | ling from a reassessment or an anneal of                                   |
| ł      | SECTION VI. FOR A REGIDE                |  | <ul> <li>the assessment per IC 6-1.1-12</li> </ul>               | 2.1-4(b).  |
| ļ      | SECTION VI- FOR A RESIDE                | DEDUCTION SCH  | E THE STATEMENT OF BENEFITS WA                                   | S APPROVED BEFORE JULY 1, 2013   |
|        | TYPE OF DWELLING                        | DEDUCTION IS   | THE LESSER OF<br>12.1-4.1(b)]                                    | DEDUCTION IS ALLOWED FOR A FIVE (5)<br>YEAR PERIOD THAT INCLUDES<br>YEARS  |
|        | One (1) family dwelling                 | Assessed value (after rehabilitation or red  | evelopment) S or \$74,880 AV                                     | pay through pay  |
|        | Two (2) family dwelling                 | Assessed value (after rehabilitation or red  | evelopment) S or \$106,080 AV                                    | pay through pay  |
|        | Three (3) unit multifamily dwelling     | Assessed value (after rehabilitation or red  | evelopment) S or \$156,000 AV                                    | pay through pay  |
|        | Four (4) unit multifamily dwelling      | Assessed value (after rehabilitation or red  | evelopment) S or \$199.680 AV                                    | Day Information  |
|        | Assessed value limits for taxes due a   | nd payable phor to January 1, 2005 were  | \$36,000, \$51,000 \$75,000, and \$96,000 f                      | or one to four family dwellinger respect                                   |
| ()     | 0                                       | EGHON VII - APPROVAL OF COUNT  | AUDITOR (COMPLETE ONLY IF APP                                    | ROVED)   |
| 1      | This application is approved in the     | amounts shown above.   |  | 1  |
| Ľ      |   | Printed r  | iame of County Auditor   | Date signed (month day year)   |



#### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

20 PAY 20

FORM SB-1 / Real Property

Prescribed by the Department of Local Government Finance

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

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

INSTRUCTIONS:

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to 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.
- Submitted to the designating body distribute the redevelopment of renaplination of real property for which the person wisnes 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 designaling 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)
- 5. 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

| Name of taxpayer  |  |                             | INFORMATION           |                    | 1998 A&   |                         |
|---|--|-----------------------------|-----------------------|--------------------|---|-------------------------|
| Whitestown I  |  |                             |                       |                    |   |                         |
| 7620 Washir   | umber and street, city state, and gton Blvd. Indiana   | apolis, IN 46240            |                       |                    |   |                         |
| Name of contact perso   |  |                             | Telephone number      |                    | E-mail addr                                       | 855                     |
| Eric Osterha  | us   |                             | ( 317 ) 710-6847      |                    | eric@s  | systemsbuilders.com     |
| SECTION 2<br>Name of designating bo   |  | LOCATION AND DESCRIP        | TION OF PROPOSED PRO  | JECT               |   | <b>公司的财产的</b> 的公式       |
| Town of Whit  |  |                             |                       |                    | Resolution  | nunger                  |
| Location of property  | COLOWIT  |                             | 10                    |                    |   |                         |
| Whitestown C  | Crossing II (Block   | D) Proposed Lot 7           | Boone                 |                    | DLGF taxin<br>06-019                              | g district number<br>)  |
| Approximately 44<br>constructed at the  | Description of real property improvements, redevelopment, or rehabilitation (use additional<br>Approximately 44, 100 sq. ft. of spec warehouse and office and relate<br>constructed at the above location. |                             |                       | e                  | Estimated start date (month day year)<br>4-1-2020 |                         |
|   |  |                             |                       |                    | Estimated c<br>12-31-                             | 2020                    |
| SECTION 3   | ESTIMAT  | E OF EMPLOYEES AND SAL      | RIES AS RESULT OF PRO | OPOSED PR          | OJECT   |                         |
| Current number  | Salaries   | Number retained             | Salaries              | Number add         |   | Salaries<br>\$240,000   |
| SECTION 4   | des solents period in state  | ESTIMATED TOTAL COST AN     | D VALUE OF PROPOSED   | PROJECT            |   |                         |
|   |  |                             | RE                    | AL ESTATE I        | MPROVEM   | ENTS                    |
| 0   |  |                             | COST                  |                    | A   | SSESSED VALUE           |
| Current values  | lues of proposed project   |                             |                       | 50                 | -   |                         |
|   | y property being replaced  |                             | \$1,900,000           |                    |   |                         |
|   | ues upon completion of pro   | niect                       |                       | \$0<br>\$1,900,000 |   |                         |
| SECTION 5   |  | STE CONVERTED AND OTHER     | R BENEFITS PROMISED B |                    | AVER  |                         |
| Eclimated calid up  |  |                             |                       |                    |   |                         |
| and the second se | aste converted (pounds)  |                             | Estimated hazardous w | aste converte      | ed (pounds)                                       |                         |
| Other benefits  |  |                             |                       |                    |   |                         |
|   |  |                             |                       |                    |   |                         |
|   |  |                             |                       |                    |   |                         |
|   |  |                             |                       |                    |   |                         |
|   |  |                             |                       |                    |   |                         |
| SECTION 6   |  | TAXPAYER C                  | ERTIFICATION          | 21                 |   | 114 年 114 114 114 114   |
| I hereby certify to<br>Signature of authorized  |  | in this statement are true. |                       |                    |   |                         |
| Ene O   | tulian   |                             |                       |                    | Date signed<br>11-14-1                            | (month, day, year)<br>9 |
| Printed same of authoriz  |  | 0                           | Tide                  |                    |   |                         |
| CAIL  | Usterhau.  | 2                           | Member                |                    |   |                         |

|   |  |  | FOR USE OF THE   | DESIGNATING BO   | )DY   |   |
|---|--|--|--|--|---|---|
| • | We find that the applicant meets the<br>under IC 6-1.1-12.1, provides for the  | general standa<br>following limita   | rds in the resolution ad<br>tions:   | opted or to be adop  | ited by this body Said  | resolution, passed or to be passed  |
| ) | A. The designated area has been<br>expires is  | n limited to a pe  | eriod of time not to exce  | ed   | calendar years" (see l  | below) The date this designation  |
|   | <ul> <li>B. The type of deduction that is a<br/>1. Redevelopment or rehabilit<br/>2. Residentially distressed are</li> </ul>   | ation of real est  | esignated area is limite<br>ate improvements   | d to:<br>Yes No<br>Yes No  |   |   |
|   | C. The amount of the deduction a   | applicable is lim  | nited to S   |  |   |   |
|   | D. Other limitations or conditions   | (specify)  |  |  |   |   |
|   | E. Number of years allowed:  | ☐ Year 1<br>☐ Year 6   | Year 2<br>Year 7   | ☐ Year 3<br>☐ Year 8   | Year 4 Year 9   | ☐ Year 5 (* see below)<br>☐ Year 10   |
|   | F. For a slatement of benefits ap<br>Yes No<br>If yes, attach a copy of the aba<br>If no. the designating body is r<br>We have also reviewed the informatic<br>determined that the totality of benefit | atement schedu<br>equired to estal   | ile to this form.<br>blish an abatement scr<br>the statement of benef  | edule before the de  | eduction can be deterr  | nined   |
|   | Approved (signature and title of authorized m  |  |  | Telephone number   |   | Date signed (month, day, year)  |
|   | Printed name of authonzed member of design   | ating body   |  | ()<br>Name of designation  | ig body   |   |
|   | Attested by (signature and title of attester)  |  |  | Printed name of att  | ester   |   |
|   | (10) years. (See IC 6-1.1-12.1<br>B. For the redevelopment or reha   | as where the F<br>The deduction<br>equired to esta<br>-17 below.)<br>bilitation of real<br>gnating body re   | er of years that is less to<br>orm SB-1/Real Propent<br>period may not exceed<br>blish an abatement sch<br>property where the Fo<br>mains in effect. For a f   | han the number of<br>y was approved pri<br>i five (5) years. Fo<br>iedule for each ded<br>rm SB-1/Real Prop<br>form SB-1/Real Prop                           | years designated undi-<br>ar to July 1, 2013, the<br>r a Form SB-1/Real Pr<br>luction allowed. The d<br>erfy was approved price | er IC 6-1.1-12.1-17.<br>deductions established in IC<br>operty that is approved after June 30<br>eduction period may not exceed ten<br>or to July 1. 2013, the abatement<br>lefter lune 20, 2013, the abatement |
|   | <ul> <li>(2) The number of</li> <li>(3) The average of</li> <li>(4) The infrastruction</li> <li>(b) This subsection applies the for each deduction allows the deduction. An abate</li> </ul>           | unt of the taxps<br>of new full-time<br>wage of the new<br>ture requirement<br>o a statement of<br>ad under this of<br>ment schedule i<br>approved for a | e based on the followin<br>ayer's investment in rea<br>equivalent jobs created<br>w employees compared<br>nts for the taxpayer's in<br>of benefits approved aft<br>hapter. An abatement s<br>may not exceed ten (10<br>particular taxpayer bal | ig factors:<br>il and personal proj<br>i.<br>ito the state minim<br>vestment.<br>er June 30, 2013<br>ichedule must spec<br>i) years.<br>re-luly 1, 2013. re- | perty.<br>um wage.<br>A designating body sh<br>cify the percentage am   | nd that receives a deduction under<br>all establish an abatement schedule<br>ount of the deduction for each year of<br>e abatement schedule expires under   |

e. 4

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

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  | Parcel or Identification Number |  |
|--|---------------------------------|--|
| THE CROSSING AT WHITESTOWN PHASE II BLOCK D 4.87A  | 020-13820-09                    |  |
| Property Address (number and street, city, state, and ZIP code)<br>4188 S INDIANAPOLIS RD LEBANON IN 46052 | 1                               |  |

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 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed from the assessing official or at: <a href="https://forms.in.gov/Download.aspx?id=6979">https://forms.in.gov/Download.aspx?id=6979</a>. An assessing official and taxpayer must exchange the information each party is relying on at the time of the 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 or county assessor, or an appraiser has violated 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.

| PI  | REVIOUS ASSESSMENT  |  | NEW ASSESS   | MENT EFFE  | CTIVE JANUARY 1, 2023  |
|---|---|--|--|--|--|
| LAND  | 419,300   |  | LAND   |  | 419,300  |
| STRUCTURES/<br>IMPROVEMENTS *   | 2,084,500   |  | STRUCTURES/<br>IMPROVEMENTS *  |  | 2,159,600  |
| TOTAL   | AL 2,503,800  |  |  |  | 2,578,900  |
| Reason for Revision of Assess   | ment<br>The purpose of this form is t   | THIS IS N  | OT A BILL  |  |  |
| If you believe that the 202<br>Indiana law requires that<br>While the volume and<br>The State set     | ay 2024. The actual property ta:<br>23 pay 2024 value is not accural<br>filing a<br><u>THE DP</u><br>overall property value assessment<br>activity levels of Residential sa<br>assessment value of agricultura<br>These increases<br>int is due to a new home, a taxpaye<br>( BENEFITS (State Form 51781) a | k impact of this asse<br>te, you may file an A<br>an appeal is on the re<br>EADLINE TO FILE A<br>ents stay aligned with<br>les has been steadil<br>I land for 2023 is \$1<br>have a direct effect<br>as should be aware th | ssment is unknown as ta<br>ppeal (Form130) with the<br>everse side of this form.<br>NN APPEAL IS 06/15/200<br>n rising (or lowering) mar<br>y declining, the selling pr<br>.900 per acre; a 27% inco<br>on the related property a<br>at these are many component | x rates have r<br>Boone Coun<br>23.<br>ket values in t<br>ices (market v<br>rease from las<br>ssessment. | not been established.<br>ty Assessor. Additional information on<br>he mandated annual trending process.<br>ralue) still show steady increases.<br>tt year at \$1,500 per acre. |
| County     Township     Date of Notice (month. day, year)       BOONE COUNTY     PERRY     04/28/2023 |   |  |  |  |  |
| Assessing Official Telephone Number<br>JENNIFER S. LASLEY (765) 482-0140                              |   |  |  |  |  |
| Address (number and street, ci<br>115 COURTHOUSE SQU  | ity, state, and ZIP code)<br>JARE, LEBANON IN 46052   |  |  | - <u>I</u>   |  |

1/1 26999



Building a better working world Ernst & Young, LLP 155 N. Wacker Drive Suite 2000 Chicago, IL 60606 Cell: 708-954-5414 Email: Maggie.M Dogan@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

#### INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- 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))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

20 23 PAY 20 24

FORM CF-1 / Real Property

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

| SECTION 1  | TAXPAYER INFO                         | ORMATION                  |              |                                  |  |  |
|--|---------------------------------------|---------------------------|--------------|----------------------------------|--|--|
| Name of taxpayer County  |                                       |                           |              |                                  |  |  |
| Dev Property IN LLC Boon   |                                       |                           |              |                                  |  |  |
| Address of taxpayer (number and street, city, state, and   |                                       |                           | DA 40007     | DLGF taxing dis                  | trict number                           |  |
| Five Radnor Corporate Center, 10   | 0 Matsonford Rd., Ste. 2              | 250, Radnor,              | PA 19087     | 06-020                           |  |  |
| Name of contact person   |                                       |                           |              | Telephone numb                   | 0.985                                  |  |
| Riley Dunbar   |                                       |                           |              | (609)5                           | 019-8102                               |  |
| SECTION 2<br>Name of designating body  | LOCATION AND DESCRIPT                 |                           | Б <u>У</u>   |                                  |  |  |
| Whitestown Town Council  |                                       | Resolution number 2018-50 |              | 01/2019                          | date (month, day, year)                |  |
| Location of property   |                                       | 2010-30                   |              |                                  | (month, day, year)                     |  |
| 3154 Perry Blvd., Whitestown, IN   | 460 <b>75</b>                         |                           |              | Actual start date                | (monur, day, year)                     |  |
| Description of real property improvements  |                                       |                           |              |                                  | letion date (month, day, year)         |  |
| 457,700 SF Industrial Facility (Pa   | arcel 020-00590-02).                  |                           |              | 12/2025                          |  |  |
|  |                                       |                           |              | Actual completio                 | n date (month, day, year)              |  |
| n service a service a service resource of the service and the service and the service of the ser |                                       |                           |              |                                  | A STATUT MARKAN SHARE THE COMPANY OF A |  |
| SECTION 3  | EMPLOYEES AND                         | SALARIES                  |              |                                  |  |  |
|  | ES AND SALARIES                       |                           | AS ESTIMA    | TED ON SB-1                      | ACTUAL                                 |  |
| Current number of employees  |                                       |                           |              |                                  |  |  |
| Salaries   |                                       |                           |              |                                  |  |  |
| Number of employees retained   |                                       |                           |              |                                  |  |  |
| Salaries   |                                       |                           | 100          |                                  | Normal Of                              |  |
| Number of additional employees   |                                       |                           | 100          |                                  | Vacant, 0*<br>Vacant, 0*               |  |
| Salaries<br>SECTION 4  | COST AND V                            | AUTES                     | 2,600,000    | The second second                | Vacant, 0*                             |  |
|  | COSTAND                               |                           | EIMPROVEME   | INTE                             |  |  |
| COST AND VALUES AS ESTIMATED ON SB-1   | COST                                  | REALESTAN                 |              |                                  | ED VALUE                               |  |
| Values before project  | 0                                     |                           | 120,100      | ASSESSE                          | ID VALUE                               |  |
| Plus: Values of proposed project   | 15,000,000                            |                           | 120,100      |                                  |  |  |
| Less: Values of any property being replaced  | 0                                     |                           |              |                                  |  |  |
| Net values upon completion of project  | 15,000,000                            |                           |              |                                  |  |  |
| ACTUAL   | COST                                  |                           |              | ASSESSE                          | ED VALUE                               |  |
| Values before project  | 0001                                  |                           |              | 1002002                          |  |  |
| Plus: Values of proposed project   | 21,636,453                            |                           | 21,762,500   | 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)  |                                       |                           |              |                                  | 2023)                                  |  |
|  | INVERTED AND OTHER BENER              | ITS PROMISED B            | THE TAXPAY   | /ER                              |  |  |
| WASTE CONVERTED  | AND OTHER BENEFITS                    |                           | AS ESTIMAT   | ED ON SB-1                       | ACTUAL                                 |  |
| Amount of solid waste converted  |                                       |                           |              |                                  |  |  |
| Amount of hazardous waste converted  |                                       |                           |              |                                  |  |  |
| Other benefits:  |                                       |                           |              |                                  |  |  |
| SECTION 6  | TAXPAYER CERT                         |                           |              |                                  |  |  |
|  | ereby certify that the representation | ons in this statemer      | nt are true. | Tables the state                 |  |  |
| Signature of authorized representative   |                                       | Real Estate               | Tax Analy    | c+                               | nonlh, day, year)                      |  |
| Kiley D  | unbor                                 | Rear Estate               | Tax Analy    | 2                                | 023-05-04                              |  |
| CE70CB55628  | E4DC                                  |                           |              |                                  |  |  |

\*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)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must
  include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing
  may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 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 CE-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<br>time has been set as de for the purpose of considering compliance |  |  |
| Time of hearing     AM     Date of hearing 'month, day, year)       PM  | Location of hearing  |  |
| HEARING RESU  | JLTS (to be completed after the heari  | rg)  |
| Approved  | Denied (see instruction  | n 4 above)   |
| Reasons for the determination (attach additional sheets if necessary)   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
| Signature of authorized member  |  | Date signed (month, day, year)   |
| Attested by:  | Designating body   |  |
| APPEA   | AL RIGHTS [IC 6-1.1-12.1-5.9(e)]   |  |
| A property owner whose deduction is denied by the designating<br>Circuit or Superior Court together with a bond conditioned to          | g body may appeal the designating body<br>o pay the costs of the appeal if the a | 's decision by filing a complaint in the office of the opeal 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:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not 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.)
- 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 larget area established under IC 6-1.1-2.1-7, 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).
- I. 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 Township DLGF taxing district number Key number Boone Perry 06-020 020-00590-02 Name of owner Legal description from Form 11 Dev Property IN LLC Replat of Whitestown Business Park 2-Lot 2-28,48A-Building 4 Property address (number and street, city, state, and ZIP code) Date of Form 11 (month, day, year) 3154 Perry Blvd., Whitestown, IN 46075 (Parcel 020-00590-02) 04/28/2023 Type of structure Use of structure Industrial Warehouse/Distribution Governing body that approved ERA designation Whitestown Town Council Date ERA designation approved (month, day, year) Resolution number 11/14/2018 2018-50 SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE Signature of owner or representative // here by DockSidhed by representations on this application are true.) Date signed (month, day, year) 2023-05-04 iley Dunbor CETOCB55628E Address (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford R., Ste. 250, Radnor, PA 19087 Printed name of owner or representative Riley Dunbar SECTION III - STRUCTURES AUDITOR'S USE A. Rehabilitation structure 1. Assessed valuation AFTER rehabilitation \$ 2. Assessed valuation BEFORE rehabilitation 5 3. Difference in assessed valuation (Line 1 minus Line 2) S 4. Assessed valuation eligible for deduction S (for the increase in A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure) \$ 21,762,500.00\* B. New structure 1. Assessed valuation S 20,348,000.00\* 2. Assessed valuation eligible for deduction 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. Printed name of assessing official Signature of assessing official Date (month, day, year)

|  |  | TIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS<br>2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17   |
|--|--|--|
| YEAR OF DEDUCTION / ASSESSED               |  |  |
| (1) For deductions allowed over a one (1   | ) year period  | (8) For deductions allowed over a eight (8) year period:   |
| 1 20 pay 20 \$                             | 100% *_ <b>% \$</b>  | 1 20 pay 20 \$ 100% *% \$  |
| (2) For deductions allowed over a two (2   | ') vear period   | 2 20pay 20 \$ 88% *% \$  |
|  | and a second sec | 3 20pay 20 \$ 75% *% \$  |
| 1 20pay 20 \$                              |  | 4 20 pay 20 \$ 63% *% \$   |
| 2 20 pay 20 \$                             | 50% *% \$  | 5 20pay 20 \$ 50% *% \$  |
| (3) For deductions allowed over a three    | (3) year period:   | 6       20pay 20\$       38% *% \$         7       20pay 20\$       25% *% \$  |
| 1 20 pay 20 \$                             | 100% * % \$  | 8 20pay 20\$ 13% *% \$   |
| 2 20 pay 20 \$                             |  |  |
| 3 20pay 20 \$                              | 33% *% \$  | (9) For deductions allowed over a nine (9) year period:  |
| (4) For deductions allowed over a four (4) | 1. Company and the second s  | 1 20pay 20 \$ 100% *% \$   |
| (4) For deductions allowed over a room (-  |  | 2 20pay_20\$88% *%\$   |
| 1 20pay 20 \$                              |  | 3 20pay 20 \$ 77% *% \$  |
| 2 20pay 20 \$                              |  | 4 20 pay 20 \$ 66% *% \$   |
| 3 20 pay 20 \$                             |  | 5 20pay 20 \$ 55% *% \$  |
| 4 20pay 20\$                               | 25% *% \$  | 6 20 pay 20 \$ 44% *% \$   |
| (5) For deductions allowed over a five (5  | ) year period:   | 7 20pay 20\$ 33% *% \$   |
| 1 20pay 20\$                               | 100% * % \$  | 8 20 pay 20 \$ 22% *% \$   |
| 2 20pay 20 \$                              |  | 9 20 pay 20 \$ 11% *% \$   |
| 3 20pay 20\$                               |  | (10) For deductions allowed over a ten (10) year period:   |
| 4 20 pay 20 \$                             |  | 1 20pay 20 \$ 100% *% \$   |
| 5 20 pay 20 \$                             | 20% * % \$   | 2 20pay 20 \$ 95% *% \$  |
|  |  | 3 20pay 20\$ 80% *% \$   |
| (6) For deductions allowed over a six (6)  | year period:   | 4 20pay 20 \$ 65% *% \$  |
| 1 20 pay 20 \$                             |  | 5 20 pay 20 \$ 50% *% \$   |
| 2 20pay 20 \$                              |  | 6 20 pay 20 \$ 40% *% \$   |
| 3 20pay 20 \$                              |  | 7 20 pay 20 \$ 30% *% \$   |
| 4 20pay 20 \$                              |  | 8 20pay 20 \$ 20% *% \$  |
| 5 20pay 20\$                               | 1701 - 01 0  | 9 20pay 20 \$ 10% *% \$  |
| 6 20pay 20\$                               | 17% *% \$  | 10 20pay 20 \$ 5% *% \$  |
| (7) For deductions allowed over a seven    | (7) year period:   | NOTE: The deduction percentages shown in this section apply to a   |
| 1 20 pay 20 \$                             | 100% * % \$  | statement of benefits approved before July 1, 2013 that did not  |
| 2 20 pay 20 \$                             |  | have an alternative deduction schedule adopted by the  |
| 3 20 pay 20 \$                             | 71% * % \$   | designating body. All other abatements shall use the percentages<br>reflected in the abatement schedule adopted by the designating                   |
| 4 20 pay 20 \$                             | 57% * <b>% \$</b>  | body per IC 6-1.1-12.1-17.   |
| 5 20pay 20\$                               | 43% *% \$  | *  |
| 6 20 pay 20 \$                             | 29% *% \$  | The amount of the deduction shall be adjusted annually to reflect changes<br>to the assessed valuation resulting from a reassessment or an appeal of |
| 7 20 pay 20 \$                             | 14% *% \$  | the assessment per IC 6-1.1-12.1-4(b).   |
| SECTION VI - FOR A RESIDEN                 |  | WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013   |
|  | - w. 1940. Sec. 0.   | N SCHEDULE PER IC 6-1.1-12.1-17           TON IS THE LESSER OF:         DEDUCTION IS ALLOWED FOR A FIVE (5)  |
| TYPE OF DWELLING                           |  | ION IS THE LESSER OF:<br>2 6-1.1-12.1-4.1(b)]<br>YEAR PERIOD THAT INCLUDES<br>YEARS:   |
| One (1) family dwelling                    | Assessed value (after rehabilitatio  | on or redevelopment) \$ or \$74,880 AVpay through pay  |
| Two (2) family dwelling                    | Assessed value (after rehabilitatio  | on or redevelopment) \$ or \$106,080 AV pay through pay  |
|  | ······································   | · · · · · · · · · · · · · · · · · · ·  |
| Three (3) unit multifamily dwelling        | Assessed value (after rehabilitatio  | on or redevelopment) \$ or \$156.000 AVpay through pay   |
| Four (4) unit multifamily dwelling         | Assessed value (after rehabilitatio  | on or redevelopment) \$ or \$199,680 AV pay through pay  |
|  |  | 05 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.   |
| S  | ECTION VII - APPROVAL OF C   | COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)   |
| This application is approved in the        |  | Distribution of County Auditor   |
| 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)

FORM 11

Prescribed by the Department of Local Government Finance

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 Parcel or Identification Number REPLAT OF WHITESTOWN BUSINESS PARK 2 LOT 2 020-00590-02 28.48A **BUILDING 4** 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 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 informat 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 A  | NEW ASSESSMENT EFFECTIVE JANUARY 1, 20 23   |  |
|---|--|--|---|--|
| LAND  | \$1,414,500  | LAND   | \$1,414,500   |  |
| STRUCTURES/<br>IMPROVEMENTS *                 | \$0  | STRUCTURES   |   |  |
| TOTAL   | \$1,414,500  | TOTAL  | \$21,762,500  |  |
| INDIANA PROPERTY T                            | June 15, 2023                                      | er should be aware that there are many<br>available on the DLGF website: www.IN. | property tax benefits or deductions available. Please see<br>gov/dlgf. Other non-residential construction may be eligible for |  |
| County<br>BOONE COUNTY                        |  | Township<br>PERRY  | Date of Notice (month, day, year)<br>4/28/23  |  |
| Assessing Official<br>JENNIFER S. LASL        | EY   |  | Telephone Number<br>(765) 482-0140  |  |
| Address (number and street,<br>115 COURTHOUSE | city, state, and ZIP code)<br>SQUARE, LEBANON IN 4 | 16052  |   |  |

OMGAL.

## 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 <u>Exhibit A</u> 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 <u>Exhibit B</u> 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

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:

|      | % of Assessed Value<br>Exempt from Real Property Taxes |  |  |
|------|--|--|--|
| Year |  |  |  |
| 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.

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

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

2038.

- 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.

Adopted this 14<sup>th</sup> day of November, 2018.

TOWN COUNCIL OF TOWN OF WHITESTOWN, INDIANA n

CAM

Eric Miller, President 0

Clinton Bohm, Vice President

(XA

Susan Austin, Council Member

Jeff Wishek, Counsil Member

12-6-50 Kevin Russell, Council Member

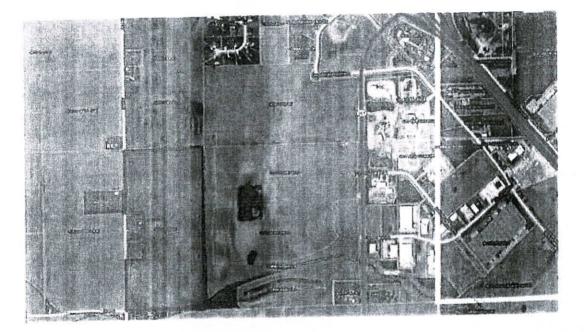
ATTEST:

Matt Sumner, Clerk-Treasurer

3532864v1

# 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

# Exhibit B

AMONAL

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 lax 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

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

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

CONTRACTION IN

1. Name of the company for which personal property (ax 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 Lebannon, 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

3

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? X Yes No

ONGINAL

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. <u>Yes. Numerous projects including development of the property</u> inumediately to the east.

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 X 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<sub>No</sub>

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

4

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

1364

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                  | verage hourly wage rate for skilled positions   |
|----|----------------------------|---|
|    | Semi-skilled A             | verage hourly wage rate for semi-skilled positions  |
|    | Clerical 0 A               | verage hourly wage rate for clerical positions  |
|    | Salaried 0 A               | verage salary (per hour) for salaried positions   |
|    | TOTAL NUMBER OF E          | EXISTING EMPLOYEES (permanent and full-time)  |
| b) |                            | ime hourly employees by skill level (include average ng benefits and overtime)                              |
|    | Skilled 0 A                | verage hourly wage rate for skilled positions   |
|    | Semi-skilled A             | verage hourly wage rate for semi-skilled positions  |
|    | Clerical 0 A               | verage hourly wage rate for clerical positions  |
|    | TOTAL NUMBER OF E          | XISTING EMPLOYEES (part-time)   |
| c) |                            | nefits for existing and new employees on a per hour basis<br>at an additional \$3.00 per hour, etc.) \$6.00 |
| d) | Benefits consistent for in | existing and new employees.<br>dustrial and distribution companies  |
|    |                            |   |
| e) |                            | me permanent hourly employees by skill level (include excluding benefits and overtime)                      |
|    | Skilled10                  | Average hourly wage rate for skilled positions \$14.00-\$20.00  |
|    | Semi-skilled70             | Average hourly wage rate for semi-skilled positions \$10.50   |

| Clerical <u>10</u>                                       | Average hour'y wage rate for clerical positions\$15.00-20.00                              |
|--|---|
| Salaried 10  | Average salary (per hour) for salaried positions \$25,00-35,00                            |
|  | OF NEW EMPLOYEES (permanent and full-time)  |
| Number of created <b>j</b><br>hourly wage rate <b>ex</b> | part-time hourly employees by skill level (include average cluding 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)  |

**CREWAL** 

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.
 Pos tions 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<br>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%  |   |

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

Projected Current Conditions Without Abatement 1.

|     | А.<br>В. | Current Annual Real Property Taxes:<br>Projected 10-Year Total:        | \$3176.35<br>\$31,763.50   |
|-----|----------|--|----------------------------|
| 11. | Pro      | jected Conditions With Abatement                                       |                            |
|     | A.<br>B. | Projected 10-Year Real Property Taxes:<br>Projected 10-Year Abatement: | \$1,823,228<br>\$1,787,122 |
| Ш.  |          | Projected Total (Assumes Abatement<br>Granted)                         |                            |
|     |          |  | ¢1 707 173                 |

| Α. | Total Amount Abated:    | \$1,787,122 |
|----|-------------------------|-------------|
| Β. | Total Taxes to be Paid: | \$1,823,228 |

Note: Atlach Worksheets

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

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

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

Extension of Peny Boulevard to be constructed by applicant.

For the proposed project, is the applicant requesting other incentives from the 23. 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.

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

Applicant is considering contributing excess land to Whitestown Parks Department.

# ORIGINAL

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)   |
|-----------------------------|---|
| a contract of the second of | 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                              |
|                             |   |

8

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-I/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Signature of Owner or Authorized Representative

THE WAY

PRENER PAL Title 10-9-18 Date

STATE OF <u>Indiane</u> COUNTY OF <u>Hamilton</u> SS:

8 Before me, the undersigned Notary Public, this 9 day of October. 2014, personally appeared Thomas WT hashand 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 scal.

Residing in Hamilton County, IN

My commission expires:

Sanvary 11 2026

| 470  | 9247   |
|--|--|
| 1.14<br>1.14<br>1.14<br>1.14<br>1.14<br>1.14<br>1.14<br>1.14 | BLAKE VENABLE<br>Hamilton County<br>My Commission Explices<br>January 11, 2028 |

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

213MAL

#### 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.

| i. |
|----|
| ļ  |
| ŝ  |
| 2  |
|    |

#### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51787 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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

INSTRUCTIONS:

INSTRUCTIONS:
 This statement must be submitted to the body designating the Economic Revitatization 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 Revitatization 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 revitatization area before the initiation of the initiation of the designation of the person wishes to claim a deduction.

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.

20

- 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 inhabilitation 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 this 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. Aproperty owner who halted 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 evener 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 elacted to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable.
- IC 5-1.1-12.1-5.1(D)
   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

| Name of taxpayer                        | ·····································   | TAXRAY                              | BRINPORIMATION:                      |  | ALC: NO.     |  |
|---|---|-------------------------------------|--------------------------------------|--|--------------|--|
|   | Road 267 Building   | 2, LLC                              |                                      |  |              | -  |
| Address of laxoavar                     | (number and street, oly, state, and<br>th Street Indianapolis                     | id ZIP code)                        |                                      |  |              |  |
| Name of contact per                     |   |                                     | Tolophone number                     |  | E-mod addre  |  |
| Tom Theob                               | aid   |                                     | (317) 340-3960                       |  | ttheoba      | Id@exeterpg.com                              |
| Sécriteixe<br>Name of designating       | body  | LOCATION AND DESCR                  | irtion of Proposed P                 | Review.                                    | Resolution N | umber  |
|   | Town Council  |                                     |                                      |  | DI CE Inving | district number                              |
| Location of property                    | CLUBARON IN AGOS  | )                                   | Boone                                |  | 020          | distilet nomeer                              |
| Detension of roal of                    | E Lebanon, IN 46052<br>openy improvisions redevilop<br>400 SF and 500,00 SF expan | ment, or renabilitation (use additi | onal shaets if necessary)            | ness Park). Sac                            |              | aridolo (month, day, yuzi)<br>/ 2019         |
| 2 buildings (530,<br>Exhibit A for addi | llonal description.   | 191011 OL BAIBIER (J DOD, 000 OF    | isoni ji in trincoloriti coon        |  | Estimated co | mplation date (month, day, year)<br>ber 2025 |
| and a star build and                    | 的话题。因此是我们的  | EOFE PLOYEES AND SA                 | UARIES AS RESULTOF                   | ગાળકારીઓ છે                                | TOELL        |  |
| Current number                          | Salaries  | Number retained                     | Salarias                             | Number soc                                 | tonal        | Salaries                                     |
| 0.00                                    | \$0.00  | 0.00                                | \$0.00                               | 100.00                                     |              | \$2,600,000.00                               |
| (SHOLLONE)                              | CONTRACTOR H  | ESTIMATED TOTAL COST                | (1) (V.) (U) = (0) = (0) = (0) = (0) | ale al | A STATE      |  |
| and solve and solve and                 |   |                                     |                                      | REAL ESTATE I                              |              |  |
|   |   |                                     | COST                                 |  | <u>A</u>     | SSESSED VALUE                                |
| Current values                          |   |                                     |                                      | CO.0                                       |              | 120,100.00                                   |
|   | values of proposed project  |                                     |                                      | 15,000,000.00                              |              |  |
| Less values of                          | any property being replaced   |                                     | 15,000,000.00                        |  |              |  |
| Nat estimated v                         | values upon completion of pr<br>MA  | OJOCI<br>STE CONVERTED AND OT       | HER BENERITS PROMISE                 |  | AYER         |  |
|   | waste converted (pounds)  | =                                   | Estimated hazardou                   |  |              |  |
| Other Issnefite                         |   |                                     |                                      |  |              |  |
|   |   |                                     |                                      |  |              |  |
|   | en dans bieldsunge och ha buier 1940 and ein                                      |                                     |                                      |  |              |  |
|   | ly that the representations   |                                     | R GERMIFICATION                      |  | The second   |  |
| Signation of authorit                   |   | 10                                  |                                      |  |              | (month, day, year)<br>S-18                   |
| Punied name of aut                      | horizod representative  | ······                              | Title                                |  |              |  |
| THORA                                   | 15 THEOBAND   |                                     | PRIL                                 | FRAC                                       | 21-11-12-2   |  |

Page 1 of 2

| 1.14       | 436 TA 860 000  |   | HORINSE OF TH   | a patienta marte  | e]})./   |   |  |  |
|------------|---|---|---|---|--|---|--|--|
| We fi      | that the applicant meets th   | e general standar   | ds in the resolution a  |   |  | sid resolution, passed or to be passed  |  |  |
|            | IC 6-1.1-12.1, provides for it  |   |   |   |  |   |  |  |
| A.         | The designated area has be<br>expires is  | en limited to <b>a pe</b>   | nod of lime not to exi<br>  | ceed  | calendar yaara* (se  | e below). The data this designation   |  |  |
| а.         | The type of deduction that is allowed in the designaled area is limite     Redevelopment or rehabilitation of real estate improvements     Residentially distressed areas |   |   | led lo:<br>Yes N<br>Yes N<br>Yes N  |  |   |  |  |
| С.         | The amount of the deduction   | n applicable is lim   | lted to \$  | •   |  |   |  |  |
| D.         | Other limitations or condition  |   |   |   |  |   |  |  |
| E.         | Number of years allowed:  | Year 1 Year 6   | ☐ Year 2<br>☐ Year 7  | 📋 Year 3<br>🗋 Year 8  | <ul> <li>Υυρι 4</li> <li>Υυρι 9</li> </ul>   | Year 5 ('see below)<br>Year 10  |  |  |
| 114 14     | For a alatement of benefits<br>Pres No<br>If yes, alluch a copy of the a<br>If no, the designating body i<br>ave also reviewed the inform                                 | abatement schedu<br>is required to este   | ile to this form.<br>blish an abalement a<br>the statement of ban   | chedule bafore the d  | teduction can be det   |   |  |  |
| delar      | mined that the lotality of bene<br>is logantum and tille of authorized  | ante la subicient lo  | Justiny the deducation  | Telephone numbe   |  | Date signed (month, day, yoar)  |  |  |
| pprova     | a (signature and this of equilative   | The month of a daily m  | the source  | 1 )   |  |   |  |  |
| noted r    | ama of nuthorized mumber of de  | signaling body  |   | Nama of designal  | Name of designating body   |   |  |  |
| Innas: I   |   |   |   |   |  |   |  |  |
| llasted    | by (signature and blie of alteriar)   |   |   | Printed name of a   | Ponted name of attaste   |   |  |  |
| taxpe<br>A | yer is entitled to receive a de<br>For residentially distressed<br>6-1.1-12.1-4.1 remain in eff<br>2013, the designating body<br>(10) years (See IC 8-1.1-1               | areas where the l<br>action to a number<br>action The deduction<br>is required to est<br>2.1-17 below.)<br>ahabilitation of rea                     | Ser of years that is less<br>Form SB-1/Real Prop.<br>n period may not axc<br>ablish an abatement<br>al property where the   | es man ma number o<br>perty was approved p<br>eed tve (5) years. F<br>schedule for each de<br>Form SB-1/Real Pro  | prior to July 1, 2013,<br>for a Form SB-1/Rea<br>aduction allowed. The<br>oparty was approved<br>proparty that is approved | Use deductions established in IC<br>al Property that is approved after Juna 3<br>he deduction period may not exceed ten<br>prior to July 1, 2013, the abatement<br>oved after June 30, 2013, the dealgnatin |  |  |
| Abat       | on 4 or 4.5 of this chapter an<br>(1) The total<br>(2) The numb<br>(3) The system<br>(4) The infrat<br>(b) This subsection sppi<br>for each deduction a                   | abatement sched<br>amount of the tax<br>par of new full-time<br>age wage of the n<br>structure requirem<br>tics to a statement<br>tiowed under this | ute based on the total<br>payer's investment into<br>e equivalent jobs cra-<br>ew employees comp-<br>tents for the taxpayer<br>t of benefits approved<br>chapter. An ebstem | real and personal p<br>areal and personal p<br>aled.<br>ared to the state mini<br>"s investment.<br>d after June 30, 2013<br>ant schedule must ap<br>o (10) verse | roperty.<br>Imum wage.<br>3. A designating bod<br>oscify the parconiage  | as and that receives a deduction under<br>by shall establish an abatement schedule<br>e amount of the deduction for each year<br>will the abatement schedule expires under                                  |  |  |

MGNAL

Indiana Tax Abatement Results

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

## Real Property: \$ 15,000,000.00

|        |                         | With Abstement         |                                     |                          | Without Abatement |                                     |                          | Estimated                          |
|--------|-------------------------|------------------------|-------------------------------------|--------------------------|-------------------|-------------------------------------|--------------------------|------------------------------------|
|        | Abatement<br>Percentaga | Property<br>Texes      | Circuit<br>Breaker<br>Tax<br>Credit | Net<br>Property<br>Taxes | Property<br>Taxes | Circuit<br>Breaker<br>Tax<br>Credit | Net<br>Property<br>Taxes | Tex<br>Tex<br>Abatement<br>Savings |
| 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           | <b>\$0</b> .00                      | \$72,207.00              | \$361,035.00      | \$0.00                              | \$361,035.00             | \$288,828.00                       |
| Year 4 | 65%                     | \$ 126 <b>,362.00</b>  | <b>\$0.</b> 00                      | \$126,362.00             | \$361,035.00      | \$0.00                              | \$361,035.00             | \$234,673.00                       |
| Year 5 | 50%                     | \$ 180,518.00          | <b>\$0</b> .00                      | \$180,518.00             | \$361,035.00      | \$0 00                              | \$361,035.00             | \$180,517.00                       |
| Year 6 | 40%                     | \$ 216 <b>,621.0</b> 0 | <b>\$0.0</b> 0                      | \$216,621.00             | \$361,035.00      | \$0.00                              | \$361,035.00             | \$144,414.00                       |
| Year 7 | 30%                     | \$ 252 <b>,725,0</b> 0 | <b>\$0</b> ,00                      | \$252,725.00             | \$361,035.00      | \$0.0 <b>0</b>                      | \$361,035.00             | \$108,310.00                       |
| Year 8 | 20%                     | \$ 288 <b>,828</b> ,00 | <b>\$0.</b> 00                      | \$288,828.00             | \$361,035.00      | \$0.00                              | \$361,035.00             | \$72,207.00                        |
| Үсаг 9 | 10%                     | \$ 324,832.00          | <b>\$0,</b> 00                      | \$324,932.00             | \$361,035.00      | \$0.00                              | \$361,035.00             | \$36,103.00                        |
| Year 1 | 0 5%                    | \$ 342 <b>,983.00</b>  | <b>\$0.0</b> 0                      | \$342,983.00             | \$361,035.00      | \$0.00                              | \$361,035.00             | \$18,052.00                        |
| Totals |                         | \$1,823 <b>,228.00</b> | <b>\$0.</b> 00                      | \$1,823,228.00           | \$3,610,350 00    | \$0.0 <b>0</b>                      | \$3,810,350.00           | \$1,787,122.00                     |

ORGHAL

# ORIGINAL

#### Disclosures '

- The abstemant calculator is prepared by Umbaugh, a Francial consulting first, is conjunction with Hoosis: Energy, based on current Indiane leve. This calculation is intended to provide an IEEUSTRATIVE and PRELIMINARY indication of the favol of property lawas and potentials properly law sources a proposed invasiment based on cartain as strappices. Places read the Disclosures carefully. Companies must consult their own tax advisors to determine their actual tax liability and to prepare their annual Indiane filtration.
- To be eligible to receive property tex ebatements in Indiana, a company must fellow a specific application process. Please context your Hoosier Energy Representative for Aprile guidance.
- Assuring lexits physicile 2018 property las relos, as provided by the Indiana Department of Local Government Finance.
- Rest property in indiane is subject to answal edjustments of assossed value to the matrix value of the structure hased on annual sales data ("Trending").
- All persons' property (argulation) is secured to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable if a) for property lax purposes. A mixture of new
  and existing equipment (as well as a mixture of depreciation pools) will prock to different lax sevings results.
- Assumas a pre-time treastand personal property. Biograming the treastance many have a material effect on the established property fax abalements.
- Includes the colculation of Minimum Value Railo (MVR) for lax abatement of personal property, which effectively increases the escaped value and in the abatement extendition when the texpoyer is another to the 30% deprecision floor. The MVR equals the adjusted essessed value of the color divided by the deprecision second value of the colormont.
- It is assumed that the Circuit Brastian Tax Credit, which limits property tax liability to 0.0% of pross assessed value for commercial and industrial properties, is applied.
   Does not account for the application of the Local Income Tax (LT) Property Tax Replacement Credit (PTRC) in any justabilities in which a Lif PTRC is applicable. The
- application of the LIT PTRC may reduce the property tax sability and the impact of the Circuit Brasker Tax Credit for a commercisit/industrial taxpayer. The property ics abstement sevings value is an ESTIMATE based on prefiminary information entered into this collution. Actual abstement sevings may differ materially from
- The property law statement servings value is an ESTIMATE based on premission notification and the state of the index of the production of the productin of the production of the production o

にないていって

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

PRING 2018 BOONE COUNTY-SPRING INSTALLMENT-A BOONE COUNTY TREASURER Check how hardeney check how hardeney check and how hardeney check a data GOUNTY PARCEL NUMBER 020-00590-00 209 COURTHOUSE SOLARE STATE PARCEL NUMBER 08-07-27 000 002.000 020 LEEANON, IN 46052 DELINQUENT AFTER: > May 10, 2018 MAKE CHECK PAYABLE TO: BOONT COUNTY TREASURER S Pay This Amount For SPRING Paymont \$0.00 P 🔻 Romit By Mail To 🍸 NAME AND ADDRESS OF TAXPAYER BLL GODE # 000 2PE LLC C/O STEVENIC POL/221 8548 COMMERCE DR STE 110 CARMEL, IN 46032 BOONE COUNTY TREASURER 209 COURTHOUSE SOUARE LEBANON, IN 46052

#### 

0.14

| FALL AMOUNT          | BARING AMOUNT         | TOTAL CHARGES                              |   | CO. PARCEL #: 020-01                      |
|----------------------|-----------------------|--|---|---|
| \$1,595.1<br>\$\$7.7 | \$1,569 17<br>\$55 73 | Tar<br>Duch                                | 7-005-007-009-070<br>PL LLG, C'D STEVEN G POLIZZI | STATE PARCEL # 05-0<br>TAXPAVER'S NAME    |
| \$0 D<br>\$23.8      | 50.00<br>50.00        | Additional Assessment<br>Dollaguent Ponety | 349 COMMERCE DR STE 410<br>ANRAEL NY 46032        | MAILING ADDRESS                           |
| \$298 2.             | \$0,00<br>\$0,00      | Delinquoid Tux<br>Delinquent SA Tax        | 10000000000000000000000000000000000000            |   |
| 34 7:<br>\$0 D       | 50 00<br>30 00        | Dolingtions BA Persity<br>Face             |   | BILL CODE # 000<br>PROFERTY LOCATION:     |
| 30 00<br>\$0 00      | 50 00<br>1\$7.v24 021 | Auditor Corrections                        |   | 4765 \$ 360 E                             |
| 31,615 B             | 30.60                 | Total Peymonia<br>Total Anouni Due         |   | LEGAL DESCRIPTION:<br>PT SW 27-10-16 7592 |
| 100                  | 69.69                 | Surplan                                    |   |   |

Instructions to Taxpayor

Emportant Hales of your modify go company is haponible for the payment of your lates, place knowed this statement intent to their immediately



£10505000500000001535953

TANASUKUK FORMETS IN LOCAL COVERNMENT HIM AND STATE FORM MAY (REPLICED) APPLOYED BY STATE FOARD OF ACCOUNTS, MIL SPECIAL MESSAGE TO PROPERTY OWNER Property laxes are constitutionally capped at 1% of property values for homestands (owner-occupient), 2% for other residential property and farmian and 3% for all other property. Please note that local government unit ensuel budget notices are new available online at www.budgetnotices.in.gov. TANDAVERANDARIOD HISTANBORNIA TON Tasing Dispica Que Dotes Patest Number Tessover Home and Malllow Address Date of Notice 020/020 PenysWhitestow Corporation September 24, 2018 May 10, 2018 070.00500.00 2PU LLC C/O STEVEN C POLIZZI 9640 COMMERCE DR 5TE 410 CARMEL IN \$4032 05-07-27-000-002.000-020 Nevember 13, 2018 DOONE COUNTY 161 5 100 P Property Address PT'SW 27-18-1E 75.97 Local Desertation; en ne hefere May 10, 2011 and Fall Ingradieren dur on er befert Navember 12, 1011. Serias insultrurat des LATHLE D SUMMARY OF YOUR TAM'S 2017 1017 ASSESSED VALUE AND TAX SUMMARY 50 20 In. Gross assessed value of homestead property (Cap 1) \$146,300 \$138,000 1b. Gross assessed value of other residential property and formland (Cop 2) SC Ic. Gross assessed value of all other property, Including personal property (Cap 3) 50 \$138,000 \$146,300 2. Equals total gross assessed value of property \$0 S 25. Minus deductions (see Table 5 helow) 5146,300 \$138,000 3. Equals subtotal of net assessed value of property 2.544100 2,406900 3a. Multiplied by your local tax rate \$3,321.52 \$3,722.02 I. Equals gress tax liability (see Table 3 below) 50.00 \$0.00 4a. Minus local property tax credits 4b. Minus savings due to property tax cop(s) (see Table 2 and footnotes below) \$377.60 \$145.18 \$0.00 \$0.00 4c. Minus savings due to over 65 circuit breaker credit \$3,176.14 \$3.344.42 5. Total net property (ax linbility due (See remiliance coupon for total amount due) Pirate set Tabir 4 fer a turning of ather thurges to the DARLES PROPERTY DAY CAP INTORALATION \$2,760.00 \$2,426.00 Property tax cap (aqual to 1%, 2%, or 3%, depending upon combination of property types) Upwerd adjustment due to voter-approved projects and charges (e.g., referendum) \$416.35 5418.42 53,344.42 \$3,176.35 Maximum lux that may be imposed under cap PARTY DEGREES PROPERTY TAY DISTRIBUTION AMOUNTS ADDITIONED TO THIS PROPERTY DIFFERENCE 1917-1011 TAX AMOUNT 2017 PERCENT DIFFERENCE 0,00 4 TAX ANDUNI 1619 LANING ALTROPOTA STATE LAX RATE 1018 LAN PATE 1017 30.0 50.0 \$0.0 0.000 0.000 \$300.01 (1.13) % \$32.3.03 (321.02 D.2174 COUNTY 0.220 \$0.00 A A3 2' \$0.0 \$0.00 0.000 TOWNSHI 0 0000 51,299,82 (5213.36) (14.10) 31 \$1.512.10 0.9419 1.0343 SCHORE 0.00 % \$0.00 \$11.0 0 0000 50.0 LIBRARY 0 0000 (1.76) 1 (\$164 12) \$1.711 65 51 235 81 1 2476 CITY 1 2890 1 040 \$0.00 0.0000 \$0.00 50.02 0.000. TIR 0 00 15 Sam STATETASCEFDIT 0.0000 \$0.00 \$0,00 0 0000 0 00 11 10.00 \$0.00 50 60 0.0000 PENALTY 0 0000 0 00 % \$9.00 30.00 \$0.00 0.0000 TEN 0 0000 50.00 0 00 15 10.00 50.00 SPECIAL ASSESSMENT 0.0000 0 00:00 50 00 0 00 h \$0.05 0 0000 50.00 0.0000 (\$103.50) (10.76) % \$1 771 57 2 4659 \$1 777 02 2 5141 TOTAL AMERICAN DIDICED DRASSOCONSIDECTICS CANADISTING CONTRACTORS OF A CONTRACTORS OF A CONTRACT OF 211 hOur INTE OF DI DI LITUT LEVANG AUTROPHIA 110101 1103 03 1183.F1 TOTAL PERCENTISS THEN WANNESS אנגו או על איר

1 The property as eap or excellent action to be met data of property of

Charger an adepto in the property to ease in this property to be lower approved by tourn beough a reference on the County and Sc. Joseph Gourge, the low the reference of the property is taken be been been as the property in the property i

If any previous on the construction of the world material building for a failable data you fail from the formation of the failable of any soft of the failabl

A.GINAL

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

## Exeter Property Group / Exeter State Road 267, LLC Abetment Schedule

19588542.1

### TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

TRANKI

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.

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.

OSISINAL

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.

URIGINAL

APPLICANT

Signed: UCILL

Printed: THOMAS THEOBAD

Its: PILEAt than

Address: 5545 W. 7474 ST. INDEANAPOLIS IN 46268

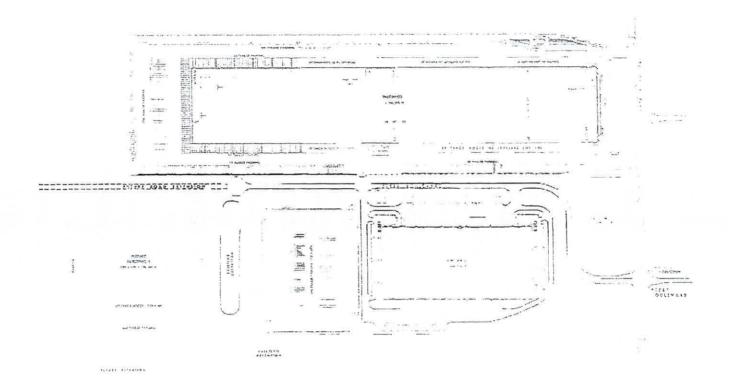
TOWN OF WHITESTOWN

Eric Miller, Town Council President

# original

### Exhibit A

Tax Abatement Application







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

INSTRUCTIONS:

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

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).

| SECTION 1  | TAXPAYER                       | INFORMATION         |               |  |                                  |
|--|--------------------------------|---------------------|---------------|--|----------------------------------|
| Name of taxpayer   |                                |                     |               | County   |                                  |
| Harvest C Project I-65 LLC   |                                |                     |               | BOONE  |                                  |
| Address of taxpayer (number and street, city, state, and   |                                |                     |               | DLGF taxing dis  | trict number                     |
| 233 S. Wacker Dr., Suite 4700, Chicago, I  | L 60606                        |                     |               | 41030  |                                  |
| Name of contact person   |                                |                     |               | Telephone numb   |                                  |
| Katie Lightbourn, Director - Property Tax  |                                |                     |               | (312)4   | 66-3269                          |
| SECTION 2  | LOCATION AND DESC              | RIPTION OF PROPER   |               |  |                                  |
| Name of designating body   |                                | Resolution number   |               |  | date (month, day, year)          |
| Town of Whitestown   |                                | 2010-15             |               | March 2012   |                                  |
| Location of property<br>4860 S. Indianapolis Rd., Whitestown, IN   | 46075                          |                     |               |  | (month, day, year)               |
| Description of real property improvements  | 40075                          |                     |               | Oct 2015   | tation data da saturda servici   |
| 529,200 SF Warehouse   |                                |                     |               | Feb 2016   | letion date (month, day, year)   |
| 529,200 SI Warehouse   |                                |                     | -             |  | a data (mantha day) waad         |
|  |                                |                     |               | Nov 2016   | n date (month, day, year)        |
| SECTION 2  | EMPL OVEES                     | AND SALARIES        |               | 1407 2010  | 2. 化学校 2. 化学校 2. 化学校 2. 化学校 2. 化 |
| SECTION 3  |                                | AND SALARIES        |               | ED ON OD 1   |                                  |
| Current number of employees  | ES AND SALARIES                |                     | AS ESTIMAT    | ED ON SB-1   | ACTUAL<br>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  | COSTA                          | ND VALUES           | 2世界18月1日      |  |                                  |
| COST AND VALUES  |                                | REAL ESTAT          | E IMPROVEME   | NTS  |                                  |
| AS ESTIMATED ON SB-1   | CC                             | DST                 |               | ASSESSE  | ED 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   | CC                             | ST                  |               | ASSESSE  | ED 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 |  |                                  |
|  | NVERTED AND OTHER BE           | ENEFITS PROMISED BY |               | A DESCRIPTION OF THE PARTY OF T | "啊!""你们的你们的你们                    |
|  | AND OTHER BENEFITS             |                     | AS ESTIMATI   | ED ON SB-1   | ACTUAL                           |
| Amount of solid waste converted  |                                |                     |               |  |                                  |
| Amount of hazardous waste converted  |                                |                     |               |  |                                  |
| Other benefits:  |                                |                     |               |  |                                  |
| SECTION 6  |                                | CERTIFICATION       |               |  |                                  |
| Signature of authorized representative   | ereby certify that the represe | I title             | it are true.  | Data cianad /-   | conth day year                   |
| Steve Brunson  | tir me udalak mutuk            | Authorized Agent    |               | Date signed (II  | nonth, day, year)                |
| Examplement in the second seco |                                |                     |               | 1  |                                  |

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

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

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

| We have reviewed the CF-1 and find that:  |   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| the property owner IS in substantial compliance   |   |  |  |  |  |  |
| the property owner IS NOT in substantial compliance   |   |  |  |  |  |  |
| other (specify)   |   |  |  |  |  |  |
| Reasons for the determination (attach additional sheets if necessary)   |   |  |  |  |  |  |
| - Angelering Anders Theorem Constrained Strategies and the Anders Anderson of Anderson Strategies (2)   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
| Signature of authorized member  | Date signed (month, day, year)  |  |  |  |  |  |
| Attested by:  | Designating body  |  |  |  |  |  |
| If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.) |   |  |  |  |  |  |
| Time of hearing       AM       Date of hearing (month, day, year)       Location of         PM       PM   |   |  |  |  |  |  |
| HEARING RESULTS (to be  | completed after the hearing)  |  |  |  |  |  |
| Approved  | Denied (see instruction 4 above)  |  |  |  |  |  |
| Reasons for the determination (attach additional sheets if necessary)   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
|   |   |  |  |  |  |  |
| Signature of authorized member  | Date signed (month, day, year)  |  |  |  |  |  |
| Attested by:  | Designating body  |  |  |  |  |  |
| APPEAL RIGHTS   | [IC 6-1.1-12.1-5.9(e)]  |  |  |  |  |  |
|   | appeal the designating body's decision by filing a complaint in the office of the |  |  |  |  |  |
|   | sosts 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 18179 (E14/6-15) Prescribed by the Department of Local Government Finance

| 20 19 | PAY 20 20  |
|-------|------------|
| FOR   | M 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 localed

- 2 To obtain this deduction, a Porm 322 / RE must be filed with the County Audior Safer May 10 in the year in which the addition to assessed valuation (or now assessment) is made, or not taler than thirty (30) days after the assessment, he can apply between January 1 and May 10 of a subsequent year for the internet of the abatement form (See elso IC 6-1 1-12 1-11 3 concerning the failure to the a timely application.)
- 3 A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be elloched to this application
- 4 The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable

5. Please see IC 5-1 1-12 1 for further instructions

- 6 Taxpayer completes Sections i. II and III below
- 7 If property located in an economic revitalization area is also located in an elecation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an approximation for the property fac 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(h)).

# Except for deductions relinted to reduvelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the indevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1 1-12 1-3).

- a Private or commercial gol! course
- b Country club
- c Massage partor
- d Tennis Cub
- e Skeling facility, including roller skaling skaleboarding or ice skaling
- Record sport facility (including handball or record ball court) 1
- g Hot lub lacility
- h Suntan faolity
- Receirack

- 1 Any facility the primary purpose of which is (a) retail food and beverage service. (b) subamblik sales or survee, or (c) other retail, (unless the lacitity is localized in an aconomic development-larget area established under IC 6-1 1-12 1-7). undar (C 6-1 1-12 1-7)
   Restormal, 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 account development larget area established under (C 6-1 1-2 1-7, or the area is designated as a rostdentually distressed area which is required to meet conditions as cled in (C 6-1 1-2 1-2(c)(1 & 2))
   Package liquor store (see IC 6-1 1-12 1-3(e)(12))

| [   |  | SECTION I - DESCR   | IFTION OF PROPERTY  |  |                  |  |
|---|--|---|---|--|------------------|--|
| The owner heret                             | y applies to the County Audio  | for a deduction pursuant to   | IC 5-1.1-12.1-5 beginning with the ass  | essment date January   | 1, 20 19         |  |
| County<br>Boone                             | Township   | Репу  | DLGF laxing district number<br>020  | Key number<br>020-0  | 2280-03          |  |
| Name of owner<br>Harvest C Project I-65 LLC |  |   | Legal description from Form 11<br>Perry Industrial Park III Sec 1 Part of Lot 3 |  |                  |  |
| Property address (num<br>4860 S Indian      | nber and streat, chy state, and ZIP<br>hapolis Rd., Whitestow  | იაძი)<br>m, IN 46075  |   | Date of Form 11  | (month day year) |  |
| Type of studies                             |  |   |   |  | ibution          |  |
| Governing body that a Town of White         | estown   |   | Date ERA designation approved (month, d<br>12/14/2010                           |  | )#r<br>10-15     |  |
| Printed manue of owned                      | replesentative (I freesby certify INAL   | he representations on this app  |   | Data surned (fronth),<br>5/9/19  | dzy, yz sr)      |  |
| Katie Lightbo                               | um   |   | STRUCTURES  | Contraction of the local division of the loc | R'S USE          |  |
| . Established as along                      | Jure 1. Assessed valuetion AFTER   | the second se | s   |  | Hallele          |  |
| A Henephanion artuc                         | 2 Assessed valuation BEFOR   |   | s   | -  |                  |  |
|   | 3. Difference in assessed valu   |   | s   |  |                  |  |
|   | 4 Assessed valuation slighter<br>(for the increase in AV from<br>the increase in AV from the<br>structure) | the rehabilition, not including   | 2   |  |                  |  |
| 6 New structure                             | 1 Assessed valuation   |   | 5 25.610,800.00   |  |                  |  |
|   | 2 Assessed valuation eligible  | for deduction   | S 25,610,800.00   |  |                  |  |
|   |  |   | IN OF ASSESSING OFFICIAL  |  |                  |  |
| I verify that the a<br>effective date of    | bove described structure was i<br>the assessment being January   | assessed and the owner wa<br>1, 20, and thet the  | s notified on<br>assessed valuations in Section III are                         | orrect.  | _, with the      |  |
|   |  | Printed nan   | no of assessing off cial  | Deta (month, day, ye   | arj              |  |

Page 1 of 2

| SECTION V - FOR ARE   | EAS EXCEPT FOR A RESIDENTIALLY D<br>APPROVED BEFORE JULY 1, 2013 - D  | DISTRESSED AREA WHERE THE ST.                            | ATEMENT OF BENEFITS WAS  |
|---|---|--|--|
| EAR OF DEDUCTION / ASSESSE                                      | D VALUE / PERCENTAGE / DEDUCTION  | * YEAR OF DEDUCTION / ASSESSE                            | ED VALUE / PERCENTAGE / DEDUCTION  |
| 1) Far adductions allowed over a and (                          | If year period  | (B) For deductions allowed even a sign                   | (6) year period:   |
| 20pay 20 \$   | 100% *% 5   | 1 20 pay 20 5  |  |
| 2) For deductions allowed over a two (                          | 2. veor cenod   | 2 20 pay 20 S  | % \$   |
|   | AND A CONTRACTOR OF | 3 20pay 20S  | 75% •% S   |
| 20pay 20S   | %%  | 4 ZOpay 20 S   | 53% ·% \$  |
| 20 pay 20 \$  | % S%  |  | 50% '% S   |
| 3) Foil deductions islawed over a litree                        | Di year penod   | 6 20pay 20 5   | 38% *% \$  |
| 20bay 20S   | 100% ·% 5   | 7 20pay 20 \$<br>5 20 pay 20 \$                          |  |
| 2020S   | The second se   | 6 20 pay 20 5  | 13% ** 5   |
| 20rav 20S   |   | (9) Per deductions afoxed over a rine                    | (3) year penod   |
| Il For ceductions allowed over a mus i                          | diversitier of  | 1 20pay 20 S   |  |
|   |   | 2 20 52 5  |  |
| 20pay 20\$  |   |  | 7712 * % 5   |
| 20 pay 20 \$  |   |  | 65% *% \$  |
| 20pay 20\$<br>20uay 20\$  |   | 5 20 pay 20 S  | 55% * % \$   |
| 20pay 20 \$   | 25% ·% S  | 6 20 pay 20 S  | % *% \$  |
| For neductions allowed aver a five (5                           | si year period  | 7 20pay 20\$   |  |
| 20pay 20S   | 100% · _ % 5  | 8 20 pay 20 S  |  |
| 20pay 20 5<br>20pay 20 5  |   | 9 20 pay 20 S  | 1135 - % S   |
| 20pay 20 5  |   | (10) For deductions allowed over a ten                   | (10) year period   |
| 20 pay 20 5   |   | 1 20pay 20 \$  | 100% ·% \$   |
| 20pay 20S   |   | 2 20pay 20S  |  |
|   |   | 3 20 19 pay 20 20 \$ 25 610 50                           |  |
| For deductions elkwied over e six (5)                           |   | 4 20pay 20s  |  |
| 20pay 20 5  | 100% •% \$  | 5 20 pay 20 5  | 50% ·% \$  |
| 20 pay 20 S   |   | 6 20pay 20\$   | 40% - % 5  |
| 20 pay 20 S   | % \$%   | 7 20pay 20 \$  | 30% •% s   |
| 20 pay 20 \$  |   | 3 20pay 20 S   | % \$%  |
| 20 bay 20 \$  |   | 9 20pay 20S  | 10% •% 5   |
| 20pay 20\$  | % \$  | 10 20pay 20\$  | 5% •% \$   |
| i Por deductions allowed over a seven                           | (7) year period.  |  | ages shown in this section apply to a  |
| 20 pay 20 5   | 100% ·% S   |  | proved before July 1, 2013 that dia not                                      |
| 20 pay 20 \$  |   |  | feduction schedule adopted by the<br>er abatements shall use the percentages |
| 20pay 205   |   |  | nt schedule adopted by the designating                                       |
| 20 pay 20 S   |   | body par IC 6-1.1-12.1-17                                | 1.   |
| 20pay 20 5  |   | * The amount of the deduction sha                        | Il be adjusted annually to reflect changes                                   |
| 20 pay 20 \$  |   |  | ing from a reassessment or an appeal of                                      |
| 20 pay 20 \$  |   | the assessment per IC 6-1.1-12                           |  |
| SECTION VI - FOR A RESIDEN                                      | TIALLY DISTRESSED AREA WHERE T<br>DEDUCTION SCHED   | HE STATEMENT OF BENEFITS WAS<br>ULE PER IC 6-1.1-12.1-17 | APPROVED BEFORE JULY 1, 2013   |
| TYPE OF DWELLING  | DEDUCTION IS THE  |  | CEDUCTION IS ALLOWED FOR A FIVE (5)<br>YEAR PERIOD THAT INOLUDES<br>YEARS    |
| Cine (1) lamity detelling                                       | Assessed value jaker rehabilialian or redevi  | slopment) S or ST4,800 AV                                | pay through pay  |
| ] Two (2) incore cooling  | As eased value (after repabilitation or reduce  | Sopment) 5 or \$106,292 4V                               | 989 Inrollon 989   |
| There (3, control/function and the g                            | Assessed value (after rehabilitation or restruct  | paylhanughpay  |  |
| - Four (4) contract tomor develop                               | Assessed value (after rehabilitation of redout  | Supment) 3 or \$199,650 AV                               | par tivouqi pay  |
| sessed value limits for faxes due a                             | nd payable prior to January 1, 2005 were 5.   | 36,000, 551,000, \$75,000, and \$96 000 ic               | or one to four lamity awalings respectively                                  |
|   | ECTION VIL- APPROVAL OF COUNTY A  | AUGITOR (COMPLETE ONLY IF APPE                           | ROVED)   |
| This application is approved in the<br>nature of County Auditor |   | ne of Couloy Auditor                                     | Date signed (month, day, ynar)   |

Page 2 of 2