

MEMO

TO: Whitestown Town Council
Whitestown RDC

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

DATE: May 22, 2023

RE: 2023 Compliance Review – Batch 4

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

CF-1 Real Property

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

CF-1 Personal Property

1. NTN Bearing Corporation of America



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

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

20 <u>23</u> PAY 20 <u>24</u>
FORM CF-1 / Real Property

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, 2023, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Indiana Becknell Investors 2011 LLC C/O Becknell Industrial LLC	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 2750 East 146th Street, Suite 200, Carmel, IN 46033	DLGF taxing district number 06-020
Name of contact person Chris Wescott	Telephone number (317) 669-6010

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Town of Whitestown, Indiana	Resolution number 2015-35	Estimated start date (month, day, year) See attached
Location of property 5446 Industrial Ct., 5448 Industrial Ct., and 5450 Industrial Ct., Whitestown, IN 46075		Actual start date (month, day, year) 12/7/2018
Description of real property improvements Becknell is planning real property improvements of approximately \$6,000,000 including construction of a 104,000 SF Industrial Building.		Estimated completion date (month, day, year) See attached
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		63
Salaries		2,901,233.73
Number of employees retained		0
Salaries		0.00
Number of additional employees	18	63
Salaries	505,440.00	2,901,233.73

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values before project	437,850.00	283,600.00
Plus: Values of proposed project	5,562,150.00	3,380,000.00
Less: Values of any property being replaced		
Net values upon completion of project	6,000,000.00	3,663,600.00
ACTUAL		
Values before project	437,850.00	
Plus: Values of proposed project	6,766,132.00	
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Chris Wescott</i>	Title Controller	Date signed (month, day, year) 5/3/2023

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

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

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

We have reviewed the CF-1 and find that:

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

Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
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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)
--------------------------------	--------------------------------

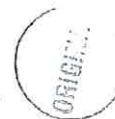
Attested by:	Designating body
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APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

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

RESOLUTION NO. 2015-35

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



BECKNELL INDUSTRIAL, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1 (the "Act") and Resolution No. 2005-1, declared an area which is situated within the Town consisting of approximately 188 acres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, State Road 267 and 1-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

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

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

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

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

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

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to Indiana Code 6-1.1-12.1.

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

2. The Town Council hereby makes the following affirmative findings in regards to the Application:



- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- 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;
- d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. the totality of benefits is sufficient to justify the deductions.

3. As an inducement for Becknell Industrial to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to Becknell Industrial meeting the following conditions:

- a. Becknell Industrial shall annually file with the Town Council the required Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/Real Property) as presented to and approved by the Town Council; and
- b. Becknell Industrial shall provide the Town Council an annual update regarding the timing of the construction and installation of the improvements on the Project.

4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.

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


6. This Resolution shall take effect upon its adoption, and shall entitle Becknell Industrial to deductions for real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-17 for a period of ten (10) years and in accordance with the following abatement schedule:

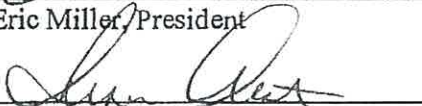
<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

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Consistent with Indiana law, the first year of abatement for real property taxes shall commence on the assessment date immediately following the completion of the improvements described in the Form SB-1/Real Property.

ADOPTED this 12th day of November, 2015.


Eric Miller, President


Susan Austin, Council Member

Julie Whitman, Council Member

Dawn Semmler, Council Member


Kevin Russell, Council Member



ATTEST:

Amanda Andrews, Clerk-Treasurer

EXHIBIT A

Tax Abatement Application





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51797 (R6/10-14)
Prescribed by the Department of Local Government Finance

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2015 PAY 20
FORM 5B-1 (Real Property)
PRIVACY NOTICE
Any information concerning the cost of the property and special benefits shall be furnished to the person by the person to whom the person per. C. 36-33-2-2(a)(1)

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

- Redevelopment or rehabilitation of real estate improvements (IC 6.1-12.1-4)
- Residential distressed area (IC 6.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing. If the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area, otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area prior to the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To claim a deduction, Form 522 RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or no later than thirty (30) days after the assessment roll is mailed to the property owner. If the assessment roll was mailed after April 30, a property owner who filed a notice of deduction application within the prescribed deadline may file the declaration between March 1 and May 10 the subsequent year.
- A property owner who files the declaration must provide the County Auditor and designating body with a Form 5B-1/Real Property. The Form 5B-1/Real Property should be attached to the Form 522 RE when the deduction is filed and updated annually for each year the deduction is applicable (IC 6.1-12.1-4.1(b)).
- For a Form 5B-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction annually. For a Form 5B-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect for 11 years.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer: Becknell Industrial LLC					
Address of taxpayer: 704 Adams St. Ste. A, Carmel, IN 46032					
Name of taxpayer agent: Pete Anderson		Telephone number: (317) 669-4000		E-mail address: panderson@becknellindustrial.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of governing body: Town of Whitestown, Indiana					
Location of property: Lot 6, Perry Industrial Park III, Section 1		County: Boone		DLG parcel number: _____	
Description of real property improvements, redevelopment, or rehabilitation (use appropriate words): Becknell is planning real property improvements of approximately \$8,000,000, including construction of 103,000 SF of retail building.					
Estimated start date (month/year): _____		Estimated completion date (month/year): _____		Estimated completion date (month/year): _____	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number:	Salaries:	Number retained:	Salaries:	Number additional:	Salaries:
0.00	\$0.00	0.00	\$50.00	18.00	\$508,440.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			437,880.00	283,500.00	
Plus estimated value of proposed project			8,002,160.00	6,380,000.00	
Less values of any property being replaced					
Net estimated value upon completion of project			8,000,000.00	6,663,500.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds): _____			Estimated hazardous waste converted (pounds): _____		
Other benefits					
* The applicant cannot in good faith commit to a specific date for the commencement or completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative:				Date signed (month, day, year): 11/02/2015	
Printed name of authorized representative: Pete Anderson				Title: Executive Vice President, Investments	

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FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 8-12-17, provides for the following limitations:

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

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (use only)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did the Designating Body establish an abatement schedule per IC 8-12-17? Yes No
 (Yes, attach a copy of the abatement schedule on this form. If not, the Designating Body is required to establish an abatement schedule before the deduction can be determined.)

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We have also reviewed the information contained in the statement of benefits and find that the information is reasonable and have determined that the copy of benefits is sufficient to justify the deduction described above:

Approved by the Designating Body (Name of Designating Body)	Telephone Number	Date signed (month/day/year)
Approved name of authorized member of Designating Body	Name of Designating Body	
Approved by (Name and Title of Approver)	Approved Name of Approver	

If the Designating Body limits the time period during which an area is an economic development area, the limitation does not limit the length of time a taxpayer is entitled to receive a deduction for a number of years that is equal to the number of years the area is under IC 8-12-17.

- A. For residential distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deduction established in IC 8-12-17 remains in effect. The deduction period may not exceed five (5) years. For Form SB-1/Real Property that is approved after June 30, 2013, the Designating Body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 8-12-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the Designating Body remains in effect. For Form SB-1/Real Property that is approved after June 30, 2013, the Designating Body is required to establish an abatement schedule for each deduction allowed. (See IC 8-12-17 below.)

IC 8-12-17

Abatement Schedules

Sec. 17. (a) A Designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

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

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

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



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

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

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

Town of Whitestown
Attn: Mr. Day Norton, Town Manager
6210 S 700 E
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. Day Norfolk, Town Manager
6210 S 700 E
Whitestown, Indiana 46075
Office: (317) 82-4550
Mobile: (317) 495-5864
Fax: (317) 769-6871
E-Mail: anderton@whitestown.in.gov



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

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1. Name of the company for which personal property tax abatement is being requested: Becknell Industrial 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: Pete Anderson, Executive Vice President, Investments

Address: 704 Adams St, Ste A, Carmel, IN 46032

Telephone: 317-669-6000

E-Mail Address: panderson@becknellindustrial.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 OF-3) 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 contractor should be made aware of the compliance form's importance).

Name and Title: Joe Harrell, Vice President, Accounting & Human Resources

Address: 704 Adams St, Suite A, Carmel, IN 46032

Telephone: 317-669-6000

E-Mail Address: jharrell@becknellindustrial.com

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

a) Street Address: Lot 6, Perry Industrial Park III, Section 1

b) Tax Parcel Number(s): 020-02280-05

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:

\$283,500

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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

NO

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. Yes: Becknell Industrial LLC (a privately held vertically integrated real estate firm) with offices in Chicago, IL and Carmel, IN

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9. What is the size of the facility to be improved or constructed? 16,300 acres with the development of a 104,000 SF building

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

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

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

Yes No

13. What is the anticipated date for construction to begin? See Attachment A

14. What is the anticipated date for project completion? See Attachment A

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

Yes No

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



b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? _____

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) N/A

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

Salaries _____ Average salary (per hour) for salaried positions _____

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

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

Skilled _____ Average hourly wage rate for skilled positions _____

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

Clerical _____ Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time) _____

c) Approximate value of benefits for existing and new employees on a per-hour basis (orig. benefits are valued at an additional \$3.00 per hour, etc.) _____

d) Summary of benefits for existing and new employees

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

Skilled 0 Average hourly wage rate for skilled positions N/A

Semi-skilled 18 Average hourly wage rate for semi-skilled positions \$14/hr.



Clerical 0 Average hourly wage rate for clerical positions N/A

Salaried 0 Average salary (per hour) for salaried positions N/A

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)

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

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)

g) What is the total dollar amount to be spent on new salaries? \$505,440

h) Provide schedule for when new employee positions are expected to be filled. not yet determined

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

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

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

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

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

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

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, for the 480,000 square foot facilities in the Eagle Creek Industrial Center.

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), guarantees 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 building will provide modern design and functionality required by today's users including energy efficient lighting, exterior wall panels that meet or exceed local energy codes, and a roofing system that will meet or exceed local energy codes, just to name a few.

CHECKLIST OF ATTACHMENTS:

- Application Fee (\$2,000)
- Completed Memorandum of Understanding
- Completed Form SE-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

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

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



[Signature]
Signature of Owner or Authorized Representative

Executive Vice President Investments
Title

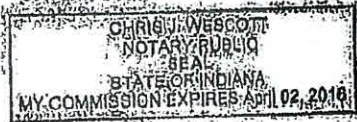
NOV 22 2015
Date

STATE OF INDIANA)

SS:

COUNTY OF HAMMON)

Before me, the undersigned Notary Public, this 22 day of November, 2014, personally appeared [Name] and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



[Signature]
Notary Public
Residing in Hammon County, Ind

My commission expires:

4/2/2016



10. Becknell Industrial, founded in 1990, is a privately held vertically integrated real estate firm specializing in the development, management and long term ownership of industrial properties nationwide. With offices in Chicago, Illinois; Delray Beach, Florida and Indianapolis, Indiana, Becknell focuses on providing efficient real estate solutions to clients all across the country. Becknell has a portfolio of business distribution properties resulting from over 20 years of development, management and property ownership. The Company's portfolio has grown to 120 business distribution properties representing 12.5 million square feet, primarily for single tenant build-to-suit customers. In addition, Becknell also owns more than 275 acres of developable ground for future business distribution properties.

11. Construction of an approximately 1,040,000 square foot industrial building with an investment of approximately \$6,000,000.

12-14. The applicant cannot in good faith commit to a specific date for the commencement of completion of construction, and respectfully requests an open-ended construction commencement and completion date. The applicant is currently actively marketing the property for development and has every intention of developing the property as soon as practicable.

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

Without tax abatement, the applicant's ability to procure a quality end user is greatly diminished. Abatement will greatly assist the marketing of the property. Without abatement, the applicant estimates it may take five (5) years or more to procure a suitable end user.

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

20.

Projected Taxes Worksheet

	"Tax Liability with Abatement"	"Tax Liability without Abatement"	Projected Savings
Year 1	\$-	\$84,003	\$84,003
Year 2	\$4,200	\$84,003	\$79,803
Year 3	\$16,801	\$84,003	\$67,203
Year 4	\$29,401	\$84,003	\$54,602

Year 5	\$42,002	\$84,003	\$42,002
Year 6	\$50,402	\$84,003	\$33,601
Year 7	\$58,802	\$84,003	\$25,201
Year 8	\$67,202	\$84,003	\$16,801
Year 9	\$75,603	\$84,003	\$8,400
Year 10	\$79,803	\$84,003	\$4,200
Totals	\$424,216	\$840,031	\$415,816

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Notes:

1. The tax rate is currently 2.4859%.
2. The chart assumes an improvement value of \$3,380,000, based upon an assessed value of \$32 psf. Becknell's recent acquisition of the M.W. Veterinary Building on 3990 Perry Blvd is currently assessed at \$32 psf and is comparable in square footage.
3. The chart addresses only the assessed value allocated to the improvements. Land is not abatable in the State of Indiana. The current assessed value of the land is \$283,500, resulting in an estimated annual liability of approximately \$705,731.00.

24. Applicant will use good faith efforts to provide local suppliers an equal opportunity to participate in the construction of the proposed project. It is highly likely that the project's end user will employ from the surrounding area for post-construction on-going operations.

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TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the day of November, 2015, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown") in exchange for the fees paid hereunder by (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.

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.

APPLICANT

ORIGINAL

Signed: 

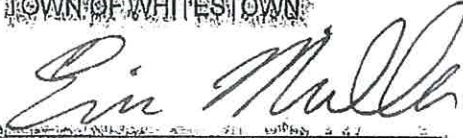
Printed: Pete Anderson

Its: Executive Vice President

Address: 704 Adams St. Ste A, Carmel, IN 46032

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TOWN OF WHITESTOWN



Eric Miller, Town Council President

Exhibit A

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Tax Abatement Application

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

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

20 23 PAY 20 24

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, 2023, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Indiana Becknell Investors 2011 LLC	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 2750 East 146th Street Suite 200, Carmel, IN 46033	DLGF taxing district number 06-020
Name of contact person Chris Wescott	Telephone number (317) 669-6010

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Whitestown Town Council	Resolution number 2007-08	Estimated start date (month, day, year) 6/1/2008
Location of property Perry Industrial Park, Lots 14-15 (3810 Perry Blvd., Whitestown)		Actual start date (month, day, year) 7/1/2016
Description of real property improvements Construction of speculative distribution center, with approximately 100,000 square feet		Estimated completion date (month, day, year) 12/31/2008
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0	22
Salaries	\$0.00	\$1,228,851.33
Number of employees retained	0	0
Salaries	\$0.00	\$0.00
Number of additional employees	0	22
Salaries	\$0.00	\$1,228,851.33

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	\$3,300,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	\$3,300,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	17,004,026.00	
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Chris Wescott</i>	Title Controller	Date signed (month, day, year) 5/3/2023

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

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

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

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

**BOSE
McKINNEY
& EVANS LLP**

June 22, 2016

ATTORNEYS AT LAW

Town of Whitestown
Whitestown, Indiana

Becknell Industrial
Carmel, Indiana

Ladies and Gentlemen:

We serve as counsel to the Town of Whitestown, Indiana (the "Town"). Becknell Industrial ("Becknell") has requested, pursuant to a letter dated June 15, 2016 (the "Becknell Letter"), that we review the terms of a real property tax abatement (the "Abatement") provided by the Town to WF Industrial Properties ("WF Industrial"), to determine whether the Abatement provided to WF Industrial will apply to Becknell as subsequent owner of Lots 14 and 15 of Perry Industrial Park (the "Site"), on which the proposed project is to be constructed, and ultimately to the tenant of the Site (the "Tenant"). In the Becknell Letter, Becknell has represented to the Town that the facilities it proposes to construct on the Site will meet or exceed the estimated value of the real property improvements and estimated job creation and wage requirements outlined in the Abatement Application (as hereinafter defined) and therefore are within the scope of the project as outlined in the Abatement Application.

We have reviewed: (i) Resolution No. 2007-02 of the Town of Whitestown Redevelopment Commission approving the Abatement, (ii) Resolution No. 2007-08 of the Town Council of the Town approving the Abatement, (iii) the application for the Abatement submitted to the Town by WF Industrial (the "Abatement Application"), (iv) the Statement of Benefits Real Estate Improvements included in the Abatement Application (the "Statement of Benefits"), and (v) the Becknell Letter. A copy of items (i) through (v) are attached hereto as Exhibit A.

We have examined the applicable law, including Indiana Code § 6-1.1-12.1 as amended, and such other certificates and documents, and have reviewed such other proceedings and questions of law as we have deemed necessary in order to render this opinion.

As to questions of fact material to our opinion, without undertaking to verify the same by independent investigation, we have relied upon the representations, covenants, and certifications of the public officials contained in the documents and proceedings described above, and in other documents of public officials furnished to us. We have assumed no proceedings related to the Abatement have been modified, repealed, rescinded or revoked.

Town of Whitestown
Becknell Industrial
June 21, 2016
Page 2

Based upon the foregoing, we are of the opinion, under existing law that the Abatement will apply: (i) to Becknell so long as improvements to be constructed upon the Site remain substantially consistent with those outlined in the Becknell Letter, and Becknell continues to comply with the Statement of Benefits, and (ii) to any Tenant of the Site so long as the improvements constructed on the Site remain substantially consistent with those outlined in the Becknell Letter and the Statement of Benefits continues to be complied with. The foregoing opinion is subject to continued compliance under the Act, including Becknell and any Tenant annually filing Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statement of Benefits.

The opinions expressed herein are matters of professional judgment with respect to the legal issues addressed herein. By rendering this opinion letter, we do not become an insurer or guarantor of these expressions of professional judgment nor does the rendering of this opinion letter guarantee the outcome of any legal dispute that may arise in connection herewith. This opinion letter speaks only as of its date. We undertake no obligation to advise you or any other person of any change of law or fact that occurs after the date of this opinion letter, even though such change may affect a legal analysis, a legal conclusion or an informational confirmation in this opinion letter.

This opinion is given as of the date hereof and we assume no obligation to revise or supplement this opinion to reflect, or to notify you regarding, any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur. This opinion may only be relied upon by the addressees hereof and their respective successors and assigns.

Very truly yours,

Bose McKinney & Evans LLP

EXHIBIT A

BECKNELL

INDUSTRIAL

June 15, 2016

Mr. Dax Norton
Town Manager
Town of Whitestown
Whitestown Municipal Complex
6210 S 700 E, Room 502
Whitestown, IN 46075

Mr. Dennis Otten
Partner
Bose McKinney & Evans, LLP
111 Monument Circle, Suite 2700
Indianapolis, IN 46204

Sent via Electronic Mail: DNorton@whitestown.in.gov and DOtten@boselaw.com

Dear Dax and Dennis:

Becknell Industrial has purchased an approximately 6.48 acre site commonly known as Perry Industrial Park Lots 14 & 15 from WF Industrial Properties. The purpose of this letter is to outline the proposed improvements that Becknell Industrial intends to make to the site to demonstrate that our site plan and improvements are reasonably within the scope of the approved 10-year real property tax abatement documents.

Attached for reference is our proposed Site Plan. Becknell Industrial intends to construct a distribution / warehouse building on the site of approximately 69,000 square feet, expandable by an additional 69,000 square feet. A breakdown of the building specifications are as follows:

	Building Specifications
Square Footage:	68,792
Expansion Potential:	69,900
Building Dimensions:	203' – 5" x 312' – 10"
Loading:	Side Loaded
Number of Docks:	6
Total Car Parking:	46
Planned Office %:	7.5% (5,177 SF)

As outlined in the attached Closing Binder concerning tax abatement for the project (collectively the "Tax Abatement Approval Documents"), Becknell intends to meet or exceed the estimated value of the real property improvements and estimated job creation and wage requirements. Becknell's investment into the Building will be in excess of \$9 million dollars, coupled with a substantial investment to be made by our client.

Becknell is currently in lease negotiations with a large biotechnology company for a build-to-suit facility on the subject property. In order to conclude these negotiations, the tenant has asked for assurances that the benefits of the real property tax abatement be passed to the new land owner and ultimately to the tenant. We would respectfully request that a formal opinion letter be

BECKNELL

INDUSTRIAL

drafted by the Town of Whitestown. Such opinion letter should indicate that the proposed project fully complies with the requirements of the Tax Abatement Approval Documents, subject only to compliance with the statement of benefits concerning job creation and investment. It should also indicate that no further action other than filing and compliance with the statement of benefits is necessary for receipt of tax abatement benefits. The Town should be excited about putting this project on the tax rolls and adding this biotechnology company to its already impressive list of companies that call Whitestown home.

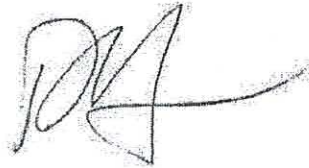
We look forward to working with the Town on this project. Please feel free to reach out with any questions and we look forward to receiving your formal opinion letter very shortly.

Sincerely,

Becknell Industrial

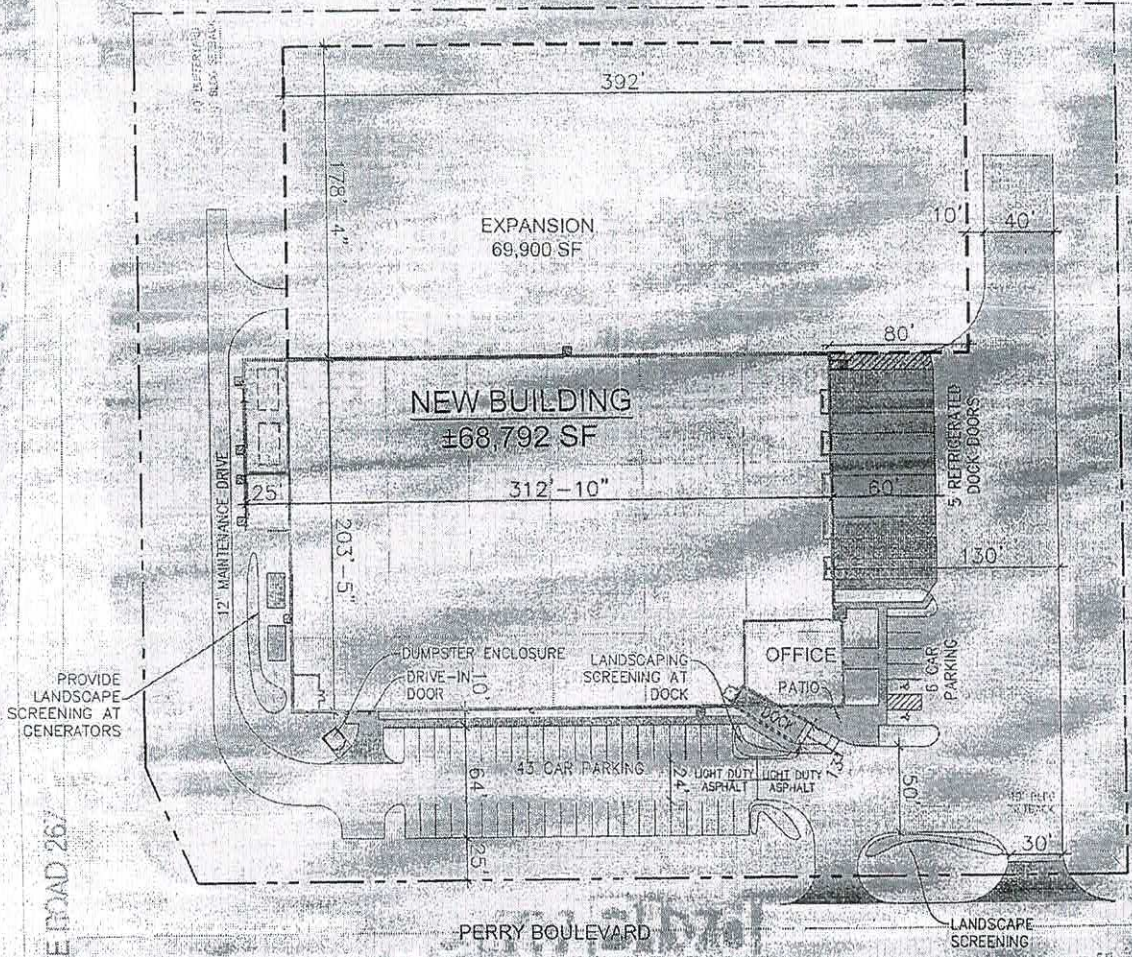


Pete Anderson
Executive Vice President, Principal - Investments



Derek Hawkins
Vice President – Investments

Enclosures



BUILDING DATA TABLE:	
	AREA (SF)
OFFICE - 1st Floor	2,700 SF
OFFICE - 2nd Floor	2,477 SF
WAREHOUSE SPACE	63,615 SF
Mech/Elec Room	2,442 SF
Pump Room	337 SF
Freezer, Loading Dock and Ambient Space	60,836 SF
TOTAL AREA	68,792 SF

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LOCATION PERRY IND. PARK, SECTION 2
WHITESTOWN, IN

EXHIBIT "A-1" SITE PLAN

DATE: 04/06/2016

SCALE: 1" = 100'

Tax Abatement Application
Prepared for the
Town Council for the Town of Whites town

August 13, 2007

Applicant:	WF Industrial Properties
Primary Contact:	Patrick B. Lindley, Manager WF Industrial Properties One American Square, Suite 1300 Indianapolis, IN 46282 (317) 639-0457 plindley@cfmf.com
Description of Project:	Applicant is requesting 10-year real property tax abatement for the redevelopment or rehabilitation of Lots 13, 14, 15, 16 and 17 in Perry Industrial Park, Whites town, Boone County, Indiana. The proposed redevelopment or rehabilitation contemplates the construction of four (4) speculative distribution centers, namely: Lot 13 @ 40,000 SF Lots 14-15 @ 100,000 SF Lot 16 @ 14,000 SF Lot 17 @ 24,000 SF
Legal Description:	Please See Attached.
Property Zoning:	Lots 16 and 17 are I-1 Lots 13, 14 and 15 are I-2
Estimated Investment Value:	Lot 13 Investment of \$1,450,000 Lots 14/15 Investment of \$3,300,000 Lot 16 Investment of \$630,000 Lot 17 Investment of \$985,000 Total Est. Investment = \$5,060,000
Estimated Jobs Created:	WF Industrial Properties is committed to targeting the highest and best users for our

EXHIBIT A

properties and recognizes the Whitestown Town Council's strong interest in attracting well-paid, skilled positions to its community. Based upon our experience with commercial real estate, we estimate that the following may be reasonably expected to result from light manufacturers and small- to medium-sized businesses:

- 40,000 SF building 1-40 employees
- 100,000 SF building 1-70 employees
- 14,000 SF building 1-8 employees
- 24,000 SF building 1-15 employees

It is our experience that these positions are typically estimated to have annual salaries that range between \$25,000 (@ \$12^{1/2}/hour) and \$50,000. ~~These figures are estimates and not a guaranteed minimum, however,~~ *PK* we are committed to pursuing economically viable tenants to join us, and Whitestown, as sound community partners for this project.

Importance of Incentive:

WF Industrial Properties seeks the 10-year real property tax abatement so that it can be possible to construct four (4) speculative distribution centers with the needed competitive development incentives to attract and to maintain high-quality, new business opportunities in the Whitestown community.

By: WF Industrial Properties

By: *[Signature]*
Patrick B. Lindley, Manager

*10,000⁰⁰ - to be split between fire & police protection
will be donated by WF directly to*

*Wearh Township -
Donor Fire
Whitestown*

PK

Excerpts from the Minutes of the August 20, 2007
Meeting of the Whitestown Redevelopment Commission

The Whitestown Redevelopment Commission met in the Whitestown Town Hall, Whitestown, Indiana, on the 20th day of August, 2007, at 6:30 p.m. in meeting pursuant to call in accordance with the rules of the Commission.

The meeting was called to order by Carla Jackson, who presided.

On call of the roll, the members of the Commission were shown to be present or absent as follows:

Present:	Absent:
Carla Jackson	
Rachel Robertson	
Dawn Sampler	

Mr. Dennis Otten, of the law firm Bose McKinney & Evans LLP, Indianapolis, Indiana, counsel to the Commission, and Ms. Courtney Schaafsma, of the accounting firm Crowe Chizek and Company LLC, Indianapolis, Indiana, financial consultants to Valenti-Held Real Estate Group were also present.

Mr. Otten stated that the purpose of the meeting was the consideration by the Commission of a resolution, the form of which is attached hereto as Exhibit A and incorporated herein by reference (the "Resolution"), approving an application for real property tax abatements for WF Industrial for property located in the Perry Industrial Park II Economic Development Area No. 1 (the "TIF Area"). Mr. Otten stated the Commission's approval was required since the affected property is located in the TIF Area. Ms. Schaafsma then discussed the financial impacts associated with the abatement request as approved by the Resolution.

Carla Jackson then stated that it would now be in order for the Commission to consider said Resolution.

Carla Jackson then introduced the Resolution and called for discussion on the Resolution by the Commission.

After discussion had by the Commission on the Resolution, Rachel Robertson moved that said resolution be considered for adoption. Said motion was seconded by Dawn Sampler, and on call of the roll, was carried by the following vote:

Ayes:	Nays:
3	0

Carla Jackson stated that the Resolution had been duly passed and adopted.

OTHER BUSINESS

There being no further business presented, on motion duly made, seconded and unanimously carried, the meeting thereupon adjourned.

Reed Robertson
Secretary

Approved:

Carla Jackson
Presiding Officer

RESOLUTION NO. 2007-08

A RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF WHITESTOWN, INDIANA
APPROVING A REAL PROPERTY DEDUCTION
UNDER IND. CODE § 6-1.1-12.1

Perry Industrial Park Lots 13-17

WHEREAS, the Town Council of the Town of Whitestown (the "Town Council") has thoroughly studied and been advised of a revitalization program, which includes redevelopment or rehabilitation on certain real property located within the Town of Whitestown ("Town"), which consists of approximately 188 acres located generally north of County Road 550 South and situated between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, S.R. 267 and I-65, partly in Perry Township and partly in Worth Township (collectively, the "Area"); and

WHEREAS, Ind. Code § 6-1.1-12.1, as amended (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, the Area has been previously declared an Economic Revitalization Area under Resolution Nos. 2005-01 and 2005-04, respectively, wherein the Area was designated as Whitestown ERA #1; and

WHEREAS, the Town Council has received multiple Applications for Tax Abatement and Statements of Benefits, attached hereto as Exhibit A and incorporated herein by reference ("WF Industrial Application"), from WF Industrial Properties ("WF Industrial") for a portion of the Area commonly known as Lots 13, 14, 15, 16, and 17, respectively, of the Perry Industrial Park ("WF Industrial Property"), a legal description of which is attached hereto as Exhibit B; and

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a deduction for the WF Industrial Property under Ind. Code § 6-1.1-12-1; and

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deduction approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the WF Industrial Application:

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

3. As an inducement for WF Industrial to invest in the Area, the WF Industrial Application is hereby approved effective upon adoption of this resolution and subject to WF Industrial meeting the following conditions:


- a. WF Industrial shall obtain a resolution from the Whitestown Redevelopment Commission approving the WF Industrial Application pursuant to Ind. Code § 6-1.1-12.1-2(f);
- ~~b. WF Industrial shall reimburse the Town for its costs, including any legal or financial professional fees, incurred for the review and preparation of the documentation relating to the WF Industrial Application; and~~
- c. WF Industrial shall not exceed the investment, wage, and employment estimates set forth in the WF Industrial Application and as presented to the Town Council.

4. The provisions of Ind. Code § 6-1.1-12.1-12 are expressly incorporated into this Resolution.

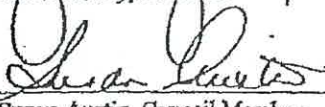
5. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

6. This Resolution shall take effect upon its adoption, and shall entitle the WF Industrial Property owner to a deduction for real property as provided in Ind. Code § 6-1.1-12 for a period of 10 years therefrom.

PASSED this 13 day of August, 2007.




Jason Tribby, President



Susan Austin, Council Member

Sam Sortor, Council Member



Carla A. Jackson, Council Member

Celia Follmar, Council Member


ATTEST: 
Debi Zehentmeyer,
Deputy Clerk-Treasurer

EXHIBIT A

Tax Abatement Application



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51757 (R2/1-97)
Prescribed by the Department of Local Government Finance

20 09 PAY 20 10
FORM SB-1 / Real Property

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 8-1.1-12.1-4)
- Eligible vacant building (IC 8-1.1-12.1-4.8)

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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 8-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1993, must attach a Form GR-1/Real Property annually to the application to show compliance with the Statement of Benefits. (IC 8-1.1-12.1-5.1(b) and IC 8-1.1-12.1-5.3(d))
5. The schedules established under IC 8-1.1-12.1-4(d) for rehabilitated property and under IC 8-1.1-12.1-4.8(f) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer WF Industrial Properties					
Address of taxpayer (number and street, city, state, and ZIP code) One American Square, Suite 1300, Indianapolis, IN 46282					
Name of contact person Patrick B. Lindley			Telephone number (317) 639-0457	E-mail address plindley@stint.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council			Resolution number		
Location of property Perry Industrial Park, Lots 14-15			County Boone	PLG# (being studied number) 0211	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a speculative distribution center, with approximately 100,000 square feet					Estimated start date (month, day, year) 06/01/2008
					Estimated completion date (month, day, year) 12/31/2008
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained	Salaries	Number additional	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 8-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00		
Plus estimated values of proposed project			3,300,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			3,300,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 			Title OWNER Manager	Date signed (month, day, year) 6-28-07	

**BOSE
McKINNEY
& EVANS LLP**

June 22, 2016

ATTORNEYS AT LAW

Town of Whitestown
Whitestown, Indiana

Becknell Industrial
Carmel, Indiana

Ladies and Gentlemen:

We serve as counsel to the Town of Whitestown, Indiana (the "Town"). Becknell Industrial ("Becknell") has requested, pursuant to a letter dated June 15, 2016 (the "Becknell Letter"), that we review the terms of a real property tax abatement (the "Abatement") provided by the Town to WF Industrial Properties ("WF Industrial"), to determine whether the Abatement provided to WF Industrial will apply to Becknell as subsequent owner of Lots 14 and 15 of Perry Industrial Park (the "Site"), on which the proposed project is to be constructed, and ultimately to the tenant of the Site (the "Tenant"). In the Becknell Letter, Becknell has represented to the Town that the facilities it proposes to construct on the Site will meet or exceed the estimated value of the real property improvements and estimated job creation and wage requirements outlined in the Abatement Application (as hereinafter defined) and therefore are within the scope of the project as outlined in the Abatement Application.

We have reviewed: (i) Resolution No. 2007-02 of the Town of Whitestown Redevelopment Commission approving the Abatement, (ii) Resolution No. 2007-08 of the Town Council of the Town approving the Abatement, (iii) the application for the Abatement submitted to the Town by WF Industrial (the "Abatement Application"), (iv) the Statement of Benefits Real Estate Improvements included in the Abatement Application (the "Statement of Benefits"), and (v) the Becknell Letter. A copy of items (i) through (v) are attached hereto as Exhibit A.

We have examined the applicable law, including Indiana Code § 6-1.1-12.1 as amended, and such other certificates and documents, and have reviewed such other proceedings and questions of law as we have deemed necessary in order to render this opinion.

As to questions of fact material to our opinion, without undertaking to verify the same by independent investigation, we have relied upon the representations, covenants, and certifications of the public officials contained in the documents and proceedings described above, and in other documents of public officials furnished to us. We have assumed no proceedings related to the Abatement have been modified, repealed, rescinded or revoked.

Town of Whitestown
Becknell Industrial
June 21, 2016
Page 2

Based upon the foregoing, we are of the opinion, under existing law that the Abatement will apply: (i) to Becknell so long as improvements to be constructed upon the Site remain substantially consistent with those outlined in the Becknell Letter, and Becknell continues to comply with the Statement of Benefits, and (ii) to any Tenant of the Site so long as the improvements constructed on the Site remain substantially consistent with those outlined in the Becknell Letter and the Statement of Benefits continues to be complied with. The foregoing opinion is subject to continued compliance under the Act, including Becknell and any Tenant annually filing Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statement of Benefits.

The opinions expressed herein are matters of professional judgment with respect to the legal issues addressed herein. By rendering this opinion letter, we do not become an insurer or guarantor of these expressions of professional judgment nor does the rendering of this opinion letter guarantee the outcome of any legal dispute that may arise in connection herewith. This opinion letter speaks only as of its date. We undertake no obligation to advise you or any other person of any change of law or fact that occurs after the date of this opinion letter, even though such change may affect a legal analysis, a legal conclusion or an informational confirmation in this opinion letter.

This opinion is given as of the date hereof and we assume no obligation to revise or supplement this opinion to reflect, or to notify you regarding, any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur. This opinion may only be relied upon by the addressees hereof and their respective successors and assigns.

Very truly yours,

Bose McKinney & Evans LLP

EXHIBIT A

BECKNELL

INDUSTRIAL

June 15, 2016

Mr. Dax Norton
Town Manager
Town of Whitestown
Whitestown Municipal Complex
6210 S 700 E, Room 502
Whitestown, IN 46075

Mr. Dennis Otten
Partner
Bose McKinney & Evans, LLP
111 Monument Circle, Suite 2700
Indianapolis, IN 46204

Sent via Electronic Mail: DNorton@whitestown.in.gov and DOtten@boselaw.com

Dear Dax and Dennis:

Becknell Industrial has purchased an approximately 6.48 acre site commonly known as Perry Industrial Park Lots 14 & 15 from WF Industrial Properties. The purpose of this letter is to outline the proposed improvements that Becknell Industrial intends to make to the site to demonstrate that our site plan and improvements are reasonably within the scope of the approved 10-year real property tax abatement documents.

Attached for reference is our proposed Site Plan. Becknell Industrial intends to construct a distribution / warehouse building on the site of approximately 69,000 square feet, expandable by an additional 69,000 square feet. A breakdown of the building specifications are as follows:

	Building Specifications
Square Footage:	68,792
Expansion Potential:	69,900
Building Dimensions:	203' – 5" x 312' – 10"
Loading:	Side Loaded
Number of Docks:	6
Total Car Parking:	46
Planned Office %:	7.5% (5,177 SF)

As outlined in the attached Closing Binder concerning tax abatement for the project (collectively the "Tax Abatement Approval Documents"), Becknell intends to meet or exceed the estimated value of the real property improvements and estimated job creation and wage requirements. Becknell's investment into the Building will be in excess of \$9 million dollars, coupled with a substantial investment to be made by our client.

Becknell is currently in lease negotiations with a large biotechnology company for a build-to-suit facility on the subject property. In order to conclude these negotiations, the tenant has asked for assurances that the benefits of the real property tax abatement be passed to the new land owner and ultimately to the tenant. We would respectfully request that a formal opinion letter be

BECKNELL

I N D U S T R I A L

drafted by the Town of Whitestown. Such opinion letter should indicate that the proposed project fully complies with the requirements of the Tax Abatement Approval Documents, subject only to compliance with the statement of benefits concerning job creation and investment. It should also indicate that no further action other than filing and compliance with the statement of benefits is necessary for receipt of tax abatement benefits. The Town should be excited about putting this project on the tax rolls and adding this biotechnology company to its already impressive list of companies that call Whitestown home.


We look forward to working with the Town on this project. Please feel free to reach out with any questions and we look forward to receiving your formal opinion letter very shortly.

Sincerely,

Becknell Industrial

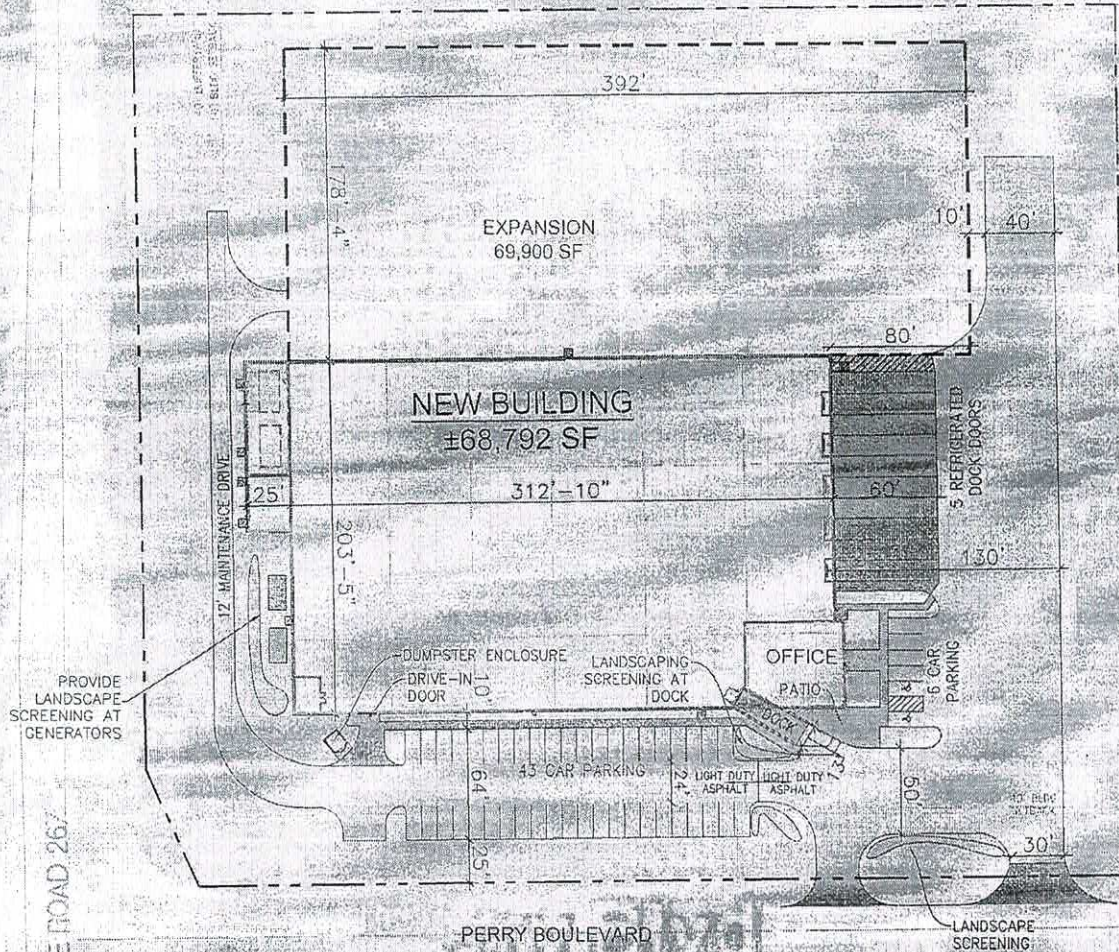


Pete Anderson
Executive Vice President, Principal - Investments



Derek Hawkins
Vice President – Investments

Enclosures



BUILDING DATA TABLE:	
	AREA (SF)
OFFICE - 1st Floor	2,700 SF
OFFICE - 2nd Floor	2,477 SF
WAREHOUSE SPACE	63,615 SF
Mech/Elec Room	2,442 SF
Pump Room	337 SF
Freezer, Loading Dock and Ambient Space	60,836 SF
TOTAL AREA:	68,792 SF

BECKNELL
INDUSTRIAL

LOCATION PERRY IND. PARK, SECTION 2
WHITESTOWN, IN

EXHIBIT "A-1" SITE PLAN

DATE: 04/06/2016

SCALE: 1" = 100'

Tax Abatement Application
Prepared for the
Town Council for the Town of Whitestown

August 13, 2007

Applicant:	WF Industrial Properties
Primary Contact:	Patrick B. Lindley, Manager WF Industrial Properties One American Square, Suite 1300 Indianapolis, IN 46282 (317) 639-0457 plindley@ctmt.com
Description of Project:	Applicant is requesting 10-year real property tax abatement for the redevelopment or rehabilitation of Lots 13, 14, 15, 16 and 17 in Perry Industrial Park, Whitestown, Boone County, Indiana. The proposed redevelopment or rehabilitation contemplates the construction of four (4) speculative distribution centers, namely: Lot 13 @ 40,000 SF Lots 14-15 @ 100,000 SF Lot 16 @ 14,000 SF Lot 17 @ 24,000 SF
Legal Description:	Please See Attached.
Property Zoning:	Lots 16 and 17 are I-1 Lots 13, 14 and 15 are I-2
Estimated Investment Values:	Lot 13 Investment of \$1,450,000 Lots 14/15 Investment of \$3,300,000 Lot 16 Investment of \$630,000 Lot 17 Investment of \$985,000 Total Est. Investment = \$5,060,000
Estimated Jobs Created:	WF Industrial Properties is committed to targeting the highest and best users for our

EXHIBIT A

properties and recognizes the Whitestown Town Council's strong interest in attracting well-paid, skilled positions to its community. Based upon our experience with commercial real estate, we estimate that the following may be reasonably expected to result from light manufacturers and small- to medium-sized businesses:

- 40,000 SF building 1-40 employees
- 100,000 SF building 1-70 employees
- 14,000 SF building 1-8 employees
- 24,000 SF building 1-15 employees

It is our experience that these positions are typically estimated to have annual salaries that range between \$25,000 (@ \$12 1/2 /hour) and \$50,000. ~~These figures are estimates and not a guaranteed minimum; however,~~ we are committed to pursuing economically viable tenants to join us, and Whitestown, as sound community partners for this project. *PK*

Importance of Incentives:

WF Industrial Properties seeks the 10-year real property tax abatement so that it can be possible to construct four (4) speculative distribution centers with the needed competitive development incentives to attract and to maintain high-quality, new business opportunities in the Whitestown community.

By: WF Industrial Properties

By: *[Signature]*
Patrick B. Lindley, Manager

*10,000⁰⁰ - to be split between fire & police protection
will be donated by WF directly to
Wealth Township - 1/2
Bonita Fire
Whitestown
PK*

Excerpts from the Minutes of the August 20, 2007
Meeting of the Whitestown Redevelopment Commission

The Whitestown Redevelopment Commission met in the Whitestown Town Hall, Whitestown, Indiana, on the 20th day of August, 2007, at 6:30 p.m. in meeting pursuant to call in accordance with the rules of the Commission.

The meeting was called to order by Carla Jackson, who presided.

On call of the roll, the members of the Commission were shown to be present or absent as follows:

Present:	Absent:
Carla Jackson	
Rachel Robertson	
Dawn Sampler	

Mr. Dennis Otten, of the law firm Bose McKinney & Evans LLP, Indianapolis, Indiana, counsel to the Commission, and Ms. Courtney Schaafsma, of the accounting firm Crowe Chizek and Company LLC, Indianapolis, Indiana, financial consultants to Valcoti-Held Real Estate Group were also present.

Mr. Otten stated that the purpose of the meeting was the consideration by the Commission of a resolution, the form of which is attached hereto as Exhibit A and incorporated herein by reference (the "Resolution"), approving an application for real property tax abatements for WF Industrial for property located in the Perry Industrial Park II Economic Development Area No. 1 (the "TIF Area"). Mr. Otten stated the Commission's approval was required since the affected property is located in the TIF Area. Ms. Schaafsma then discussed the financial impacts associated with the abatement request as approved by the Resolution.

Carla Jackson then stated that it would now be in order for the Commission to consider said Resolution.

Carla Jackson then introduced the Resolution and called for discussion on the Resolution by the Commission.

After discussion had by the Commission on the Resolution, Rachel Robertson moved that said resolution be considered for adoption. Said motion was seconded by Dawn Sampler, and on call of the roll, was carried by the following vote:

Ayes:	Nays:
3	0

Carla Jackson stated that the Resolution had been duly passed and adopted.

OTHER BUSINESS

There being no further business presented, on motion duly made, seconded and unanimously carried, the meeting thereupon adjourned.

Rachel Robertson
Secretary

Approved:

Carla Jackson
Presiding Officer

RESOLUTION NO. 2007-08

A RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF WHITESTOWN, INDIANA
APPROVING A REAL PROPERTY DEDUCTION
UNDER IND. CODE § 6-1.1-12.1

Perry Industrial Park Lots 13-17

WHEREAS, the Town Council of the Town of Whitestown (the "Town Council") has thoroughly studied and been advised of a revitalization program, which includes redevelopment or rehabilitation on certain real property located within the Town of Whitestown ("Town"), which consists of approximately 188 acres located generally north of County Road 550 South and situated between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, S.R. 267 and I-65, partly in Perry Township and partly in Worth Township (collectively, the "Area"); and

WHEREAS, Ind. Code § 6-1.1-12.1, as amended (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, the Area has been previously declared an Economic Revitalization Area under Resolution Nos. 2005-01 and 2005-04, respectively, wherein the Area was designated as Whitestown ERA #1; and

WHEREAS, the Town Council has received multiple Applications for Tax Abatement and Statements of Benefits, attached hereto as Exhibit A and incorporated herein by reference ("WF Industrial Application"), from WF Industrial Properties ("WF Industrial") for a portion of the Area commonly known as Lots 13, 14, 15, 16, and 17, respectively, of the Perry Industrial Park ("WF Industrial Property"), a legal description of which is attached hereto as Exhibit B; and

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a deduction for the WF Industrial Property under Ind. Code § 6-1.1-12-1; and

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deduction approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the WF Industrial Application:

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

3. As an inducement for WF Industrial to invest in the Area, the WF Industrial Application is hereby approved effective upon adoption of this resolution and subject to WF Industrial meeting the following conditions:


- a. WF Industrial shall obtain a resolution from the Whitestown Redevelopment Commission approving the WF Industrial Application pursuant to Ind. Code § 6-1.1-12.1-2(f);
- ~~b. WF Industrial shall reimburse the Town for its costs, including any legal or financial professional fees, incurred for the review and preparation of the documentation relating to the WF Industrial Application; and~~
- c. WF Industrial shall meet or exceed the investment, wage, and employment estimates set forth in the WF Industrial Application and as presented to the Town Council.

4. The provisions of Ind. Code § 6-1.1-12.1-12 are expressly incorporated into this Resolution.


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

6. This Resolution shall take effect upon its adoption, and shall entitle the WF Industrial Property owner to a deduction for real property as provided in Ind. Code § 6-1.1-12 for a period of 10 years therefrom.

PASSED this 13 day of August, 2007.

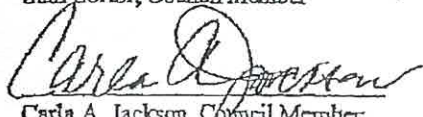


Jason Tribby, President




Susan Austin, Council Member

Sam Sortor, Council Member



Carla A. Jackson, Council Member

Celia Follmar, Council Member

ATTEST: 

Debi Zehenteyer,
Deputy Clerk-Treasurer

EXHIBIT A

Tax Abatement Application



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 5757 (R2/1-07)
Prescribed by the Department of Local Government Finance

20 09 PAY 20 10

FORM SB-1 / Real Property

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

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. "Projects" planned or completed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, application Form 322 EP/ARE or Form 322 EP/VBD, whichever is applicable, must be filed with the County Auditor by the later of (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1993, need attach a Form GF-1/Real Property annually to the application to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.2(b))
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer WF Industrial Properties					
Address of taxpayer (number and street, city, state, and ZIP code) One American Square, Suite 1300, Indianapolis, IN 46282					
Name of contact person Patrick B. Lindley			Telephone number (317) 639-0457	E-mail address plindley@ctmt.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council			Resolution number		
Location of property Perry Industrial Park, Lots 14-15			County Boone	PLG# (being studied/revised) 020	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a speculative distribution center, with approximately 100,000 square feet				Estimated start date (month, day, year) 06/01/2008	Estimated completion date (month, day, year) 12/31/2008
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained	Salaries	Number additional	Salaries
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00		
Plus estimated values of proposed project			3,300,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			3,300,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of designated representative 			Title OWNER Manager	Date signed (month, day, year) 6-28-07	

DESIGNATED ECONOMIC REVITALIZATION AREA

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1-12.1, provides for the following limitations:

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

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

Approved (signature and title of authorized member of designating body) <i>[Signature]</i> <i>Resident</i>	Telephone number (517) 769-6557	Date signed (month, day, year) 08/13/07
Witnessed by (signature and title of witness) <i>[Signature]</i>	Designated body Whitestown Town Council	

* If the designating body fixes the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation of real estate improvements:
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 30, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed ten (10) years.

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1, provides for the following limitations:

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

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

Approved (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
<i>[Signature]</i> President	(517) 769-6557	08/13/07
Accepted by (signature and title of official)	Designating body	
<i>[Signature]</i>	Whitestown Town Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation (or tax) estate improvements:
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 30, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed ten (10) years.

WHITESTOWN REDEVELOPMENT COMMISSION

RESOLUTION NO. 2007- 02

Perry Industrial Park Lots 13-17

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

WHEREAS, the Town Council of the Town of Whitestown has received an Application for a Deduction Under Ind. Code § 6-1.1-12.1 from WF Industrial Properties ("WF Industrial") for certain real estate previously designated as an economic revitalization area and commonly known as Lots 13, 14, 15, 16, and 17, respectively, of the Perry Industrial Park and more particularly described in Exhibit A, attached hereto and incorporated herein by reference ("Area"); and

WHEREAS, the Area has also been designated an allocation area by the Whitestown Redevelopment Commission ("Commission") in accordance with Ind. Code, § 36-7-14-39; and

WHEREAS, Ind. Code § 6-1.1-12.1-2(d) provides that a deduction for an allocation area under Chapter 12.1 may not be approved unless the Commission adopts a resolution approving the application.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITESTOWN REDEVELOPMENT COMMISSION, THAT:

1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to approve the WF Industrial Application, attached hereto and incorporated herein by reference as Exhibit B, and therefore hereby approves, ratifies, and confirms the WF Industrial Application.
2. The Secretary is hereby directed to take all necessary actions to carry out the purposes and intent of this Resolution and approval of the WF Industrial Application.
3. This resolution shall take effect immediately upon adoption by the Commission.

Adopted at a meeting of the Whitestown Redevelopment Commission held
August 20, 2007.

TOWN OF WHITESTOWN
REDEVELOPMENT COMMISSION


Member

Rachel Robert
Member

Dawn E. Zimmerman
Member

Member

Member

ATTEST:

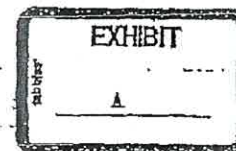
Rachel Robert

966543v1/15385-38

Legal Description

A part of the East Half of the Southeast Quarter of Section 27, and part of the Southwest Quarter of Section 26, all being in Township 18 North, Range 1 East, Boone County, Indiana described as follows:

Beginning at the Southeast corner of said East Half; then South 88 degrees 45 minutes 01 seconds West along the south line of said East Half a distance of 689.97 feet; then North 00 degrees 40 minutes 18 seconds West parallel with the west line of said East Half a distance of 327.87 feet; then South 88 degrees 45 minutes 01 seconds West parallel with said south line a distance of 626.76 feet to the said west line; thence North 00 degrees 40 minutes 18 seconds West along said west line a distance of 1287.58 feet to the southwest corner of Perry Industrial Park II, Section I as recorded in Instrument Number 0009460, Plat Book 11, Page 51 in the Office of the Recorder of Boone County, Indiana; thence next 6 courses being along the north, and eastern line of said Perry Industrial Park (II:1) North 89 degrees 14 minutes 32 seconds East a distance of 985.38 feet; 2) North 50 degrees 33 minutes 05 seconds East a distance of 131.28 feet, point also being on the southwestern right-of-way line of Fieldstone Drive; 3) South 39 degrees 26 minutes 55 seconds East a distance of 733.90 feet; 4) South 08 degrees 02 minutes 34 seconds West a distance of 42.80 feet to the northern right-of-way line of Perry Boulevard point also being on a non-tangent curve to the right having a radius of 470.00 feet the radius point which bears North 32 degrees 14 minutes 46 seconds West; 5) thence southwesterly along said curve an arc distance of 22.97 feet to the point which bears South 29 degrees 25 minutes 48 seconds East from said radius point; 6) thence South 29 degrees 26 minutes 48 seconds East a distance of 60.00 feet to the southern right-of-way line of said Perry Boulevard point also being on a non-tangent curve to the right the radius which bears North 29 degrees 26 minutes 48 seconds West; thence southwesterly along said curve an arc distance of 246.75 feet to a point which bears South 02 degrees 46 minutes 19 seconds East from said radius point to a point on the east line of the said East Half; thence South 00 degrees 49 minutes 16 seconds East along said east line a distance of 942.21 feet to the Point of Beginning, containing 45.221 acres, more or less.





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

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

FILED

MAY 12 2023

20 23 PAY 20 24
FORM CF-1 / Real Property

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

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form CF-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/PE) that 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))
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor.
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).

RECEIVED
5-12-23
Not M

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Indiana Branch Property, LLC and Timpte Industries, Inc.		County Boone
Address of Taxpayer (number and street, city, state, and ZIP code) 100 Timpte Parkway, PO Box 347, David City, NE 68632		DLGF Taxing District Number 020
Name of Contact Person Connie Samek	Telephone Number (402) 367-6303	Email Address CSamek@timpte.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Town of Whitestown, Indiana Town Council	Resolution Number 2018-24 and 2018-36	Estimated Start Date (month, day, year) 8/15/2018
Location of Property 3945 South Indianapolis Road, Lebanon, IN 46052		Actual Start Date (month, day, year) 7/20/2018
Description of Real Property Improvements <small>New construction of a two-story building of approx. 12,100 square feet on 4.73 acres. Facility features 6 full-service bays, overhead cranes, finished production space & a parts distribution and storage area & office space.</small>		Estimated Completion Date (month, day, year) 12/31/2021
		Actual Completion Date (month, day, year) 6/30/2022

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		11
Salaries		717,206
Number of Employees Retained		
Salaries		
Number of Additional Employees	14	2
Salaries	778,496	97,452

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$ 24,100
Plus: Values of Proposed Project	\$ 2,200,000	\$ 1,980,000
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 2,200,000	\$ 2,004,100
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 13,600
Plus: Values of Proposed Project	\$ 2,294,190	\$ 1,458,100
Less: Values of Any Property Being Replaced	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 0	\$ 0

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative <i>Connie Samek</i>	Title Vice President-Finance	Date Signed (month, day, year) 5/11/2023
---	--	--

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

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

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

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

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body

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

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



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

2023 PAY 2024

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer NTN Bearing Corporation of America		County Boone
Address of Taxpayer (street and number, city, state and ZIP code) 1600 E. Bishop Court Mt. Prospect IL 60056		DLGF Taxing District Number 06-020
Name of Contact Person Timothy Bell	Telephone Number 847-298-7500	Email Address tbell@ntnusa.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Whitestown Town Council	Resolution Number 2018-18	Estimated Start Date (month, day, year) 04/01/2018
Location of Property 5376 Performance Way Whitestown IN 46075		Actual Start Date (month, day, year) / /
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Please see attached description of equipment investment		Estimated Completion Date (month, day, year) 12/31/2024
		Actual Completion Date (month, day, year) / /

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		40
Salaries		2,320,556
Number of Employees Retained		
Salaries		
Number of Additional Employees	68	40
Salaries	2,497,830	2,320,556

SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values Before Project								
Plus: Values of Proposed Project	See attached 2,100,000							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project								
ACTUAL								
Values Before Project								
Plus: Values of Proposed Project	1,796,929	431,263						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	1,796,929	431,263						

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Timothy Bell</i>	Title Director of Warehouse	Date Signed (month, day, year) 5/11/2024

Prepared by: KSM Business Services, Inc. • PO Box 40857, Indianapolis, IN 46240 • 317-580-2000

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

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

NTN Bearing Corporation of America
CF-1 PP Attachment

Investment Information

Investment Schedule:

2018 - \$2,100,000

Investment Type:

Investment of manufacturing, distribution and IT equipment will include bearing manufacturing equipment, work tables, packaging, computers and IT infrastructure (Wiring, Server Racks, switches, etc.). The breakdown between the three categories is not known at this time.

Job Creation Information

Job Creation Schedule:

2018 – total headcount 53
2019 – total headcount 56
2020 – total headcount 58
2021 – total headcount 61
2022 – total headcount 64
2023 – total headcount 68



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**
State Form 51784 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

ORIGINAL
FORM SB-1/PP

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

- 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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP 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/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION													
Name of taxpayer NTN Bearing Corporation of America and related entities					Name of contact person Timothy Bell								
Address of taxpayer (number and street, city, state, and ZIP code) 1600 E Bishop Court, Mt. Prospect, IL 60056							Telephone number (847) 298-7500						
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT													
Name of designating body Whitestown Town Council							Resolution number (s)						
Location of property (Est) 5300 Performance Way, Whitestown, IN 46075				County Boone		DLGF taxing district number 06020							
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Please see attached description of equipment investment.					ESTIMATED								
										START DATE		COMPLETION DATE	
					Manufacturing Equipment		04/01/2018		12/31/2024				
					R & D Equipment								
					Logist Dist Equipment		04/01/2018		12/31/2024				
IT Equipment		04/01/2018		12/31/2024									
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT													
Current number 0		Salaries 0		Number retained 0		Salaries 0		Number additional 68		Salaries \$2,497,830.40			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT													
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT				
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE			
Current values													
Plus estimated values of proposed project													
Less values of any property being replaced													
Net estimated values upon completion of project													
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER													
Estimated solid waste converted (pounds)					Estimated hazardous waste converted (pounds)								
Other benefits:													
SECTION 6 TAXPAYER CERTIFICATION													
I hereby certify that the representations in this statement are true.													
Signature of authorized representative <i>Timothy Bell</i>							Date signed (month, day, year) 5/11/2023						
Printed name of authorized representative Timothy Bell					Title Manager, Warehouse and Logistics								

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No Enhanced Abatement per IC 6-1.1-12.1-18
 - 2. Installation of new research and development equipment; Yes No *Check box if an enhanced abatement was approved for one or more of these types.*
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- Year 1 Year 2 Year 3 Year 4 Year 5 Enhanced Abatement per IC 6-1.1-12.1-18
 - Year 6 Year 7 Year 8 Year 9 Year 10 *Number of years approved: _____*
 - (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)*
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

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

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

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

 ORIGINAL

NTN Bearing Corporation of America
SB-1 PP Attachment
3/1/18

Investment Information

Investment Schedule:

2018 - \$2,100,000

Investment Type:

Investment of manufacturing, distribution and IT equipment will include bearing manufacturing equipment, work tables, packaging, computers and IT infrastructure (Wiring, Server Racks, switches, etc.). The breakdown between the three categories is not known at this time.

Job Creation Information

Job Creation Schedule:

2018 – total headcount 53

2019 – total headcount 56

2020 – total headcount 58

2021 – total headcount 61

2022 – total headcount 64

2023 – total headcount 68



ORIGINAL

RESOLUTION NO. 2018-18

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

NTN BEARING CORPORATION OF AMERICA

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"), and Resolution No. 2005-1, declared an area which is situated within the Town consisting of approximately 188 acres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, State Road 267 and I-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has been advised by NTN Bearing Corporation of America and/or related entities (the "Applicant") of a proposed personal property revitalization expansion program (the "Project") on a site within the ERA #1 at or about 5300 Performance Way in the Town, which is more particularly described in the hereinafter defined Abatement Application (the "Site"); and

WHEREAS, the Project consists of the installation of manufacturing, distribution and IT equipment including bearing manufacturing equipment, work tables, packaging, computers and IT infrastructure (wiring, server racks, switches, etc.) in approximately 280,000 square feet of manufacturing and distribution space on the Site; and

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

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

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

WHEREAS, on March 26, 2018, the Redevelopment Commission adopted its resolution approving the Abatement Application;

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a five (5) year traditional personal property tax deduction for the Project, pursuant to the Act.

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the Abatement Application:
 - a. the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
 - 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 installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - 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 installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment; and
 - e. the totality of benefits is sufficient to justify the deductions.
3. As an inducement for the Applicant to invest in the Site, the Abatement Application is hereby approved with the tax abatement schedule approved herein effective upon adoption of this Resolution and subject to the Applicant meeting the following conditions:
 - a. The Applicant shall annually file with the Town Council the required Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statement of Benefits (Form SB-1/ Personal Property) as presented to and approved by the Town Council;
 - b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction, acquisition and installation of the Project.
4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.

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

6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for personal property taxes for the Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of five (5) years in accordance with the following abatement schedule:

Personal Property Tax Abatement Schedule

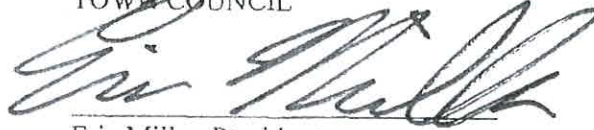
<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
1	100%
2	80%
3	60%
4	40%
5	20%

Consistent with Indiana law, the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/ Personal Property (such form included in the Abatement Application attached hereto as Exhibit A).

 ORIGINAL

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

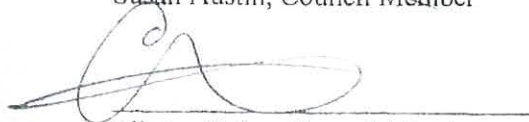
TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL



Eric Miller, President



Susan Austin, Council Member



Clinton Bohm, Council Member



Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:


Matt Sumner, Clerk-Treasurer

 ORIGINAL

EXHIBIT A

Abatement Application



ORIGINAL

**TOWN OF WHITESTOWN, INDIANA APPLICATION FOR
PERSONAL PROPERTY TAX ABATEMENT**

Instructions and Procedures

Indiana state law requires that this application for personal property tax abatement and statement of benefits form (SB-1/PP) 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 installation of the new manufacturing equipment, research and development equipment, logistical distribution equipment and/or information technology equipment, 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
Room 500
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
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/PP) 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/or 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" 30 days following the approval of the abatement (the "Application Fee"). In addition, if the applicant is submitting an application for a personal 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 30 days of notification in

 ORIGINAL

writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting personal 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
Room 500
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
E-Mail: dnorton@whitestown.in.gov

 ORIGINAL

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

1. Name of the company for which personal property tax abatement is being requested: NTN Bearing Corporation of America and/or related entities

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: Timothy Bell, Manager, Warehouse and Logistics

Address: 1600 East Bishop Court, Mt. Prospect, IL 60056

Telephone: 847-298-7500

E-Mail Address: tbell@ntnusa.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: Same as above

Address: _____

Telephone: _____

E-Mail Address: _____

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

a) Street Address: (Est) 5300 Performance Way, Whitestown, IN 46075

b) Tax Parcel Number(s): 06-07-35-000-001.000-020

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 equipment at the project location:

\$0.00



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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

No

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

Yes. NTN Driveshaft has locations in Columbus, IN and Anderson, IN.

9. What is the size of the facility in which the equipment will be installed?

NTN will require approximately 280,000 SF of manufacturing and distribution space.

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company.

Please see attachment to application.

11. On a separate page, briefly describe the equipment to be installed by your company at the project location.

Please see attachment to application.

12. Has the new equipment been installed (Please note that State statute requires applicants to delay installation until after abatement has been granted)?

Yes X No

13. What is the anticipated date for installation to begin? April 2018

14. What is the anticipated date for project completion? December 2018 (equipment installation completion date). Job creation goals to be met by December 2023.

15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?

_____ Yes _____ No X N/A

a) If no, please describe the new functions to be performed by the new equipment:

N/A

b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$2,100,000

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

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

Salaried n/a Average salary (per hour) for salaried positions n/a

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

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)
 0

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) The value of benefits are approximately 20% of one's hourly wages.

d) Summary of benefits for existing and new employees.
NTN provides medical, dental and vision benefits as well as substantial training and development, and paid time off.

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

Skilled 68 Average hourly wage rate for skilled positions \$17.66

Semi-Skilled n/a Average hourly wage rate for semi- skilled positions n/a

Clerical n/a Average hourly wage rate for skilled positions n/a

Skilled n/a Average hourly wage rate for skilled positions n/a

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
68

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

g) What is the total dollar amount to be spent on new salaries? \$2,497,830.40

h) Provide schedule for when new employee positions are expected to be filled.

Year	Net New Employees
2018	53
2019	3
2020	2
2021	3
2022	3
2023	4
TOTAL	68

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

Please see attachment to application

18. What is the term of the tax abatement requested (maximum 10 years). 5 years

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

We are respectfully requesting a 5 year abatement on personal property investment. Below is a schedule of the proposed 5 year abatement schedule.

Year	% of Assessed Value Exempt From Personal Property Taxes
1	100%
2	80%
3	60%
4	40%
5	20%

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

I. <u>Projected Current Conditions Without Abatement</u>	
A. Current Annual Personal Property Taxes:	<u>\$0.00</u>
B. Projected 5-Year Total:	<u>\$0.00</u>
II. <u>Projected Conditions With Abatement</u>	
A. Projected 5-Year Personal Property Taxes:	<u>\$106,860.00</u>
B. Projected 5-Year Abatement:	<u>\$68,820.00</u>
III. <u>Projected Total (Assumes Abatement Granted)</u>	
A. Total Amount Abated:	
B. Total Taxes to be Paid:	<u>\$68,820.00</u>
Note: Attach Worksheets	<u>\$38,040.00</u>

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

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

While final plans are being determined, it is anticipated that no additional approvals or permits will be required for the project.

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

Plans are still being developed, but at this time, there are no known additional public infrastructure improvements required for completion of this project.

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. No

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



25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Whenever possible and when economically competitive both Becknell Development and NTN endeavor to utilize local suppliers and contractors.

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.

No

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.

Whenever possible and economically feasible, equipment and improvement that are considered "green" are considered.

CHECKLIST OF ATTACHMENTS:

- _____ Application Fee (\$1,000)
- _____ Completed Memorandum of Understanding
- _____ Completed Form SB-1/PP
- _____ Legal Description of Project Site
- _____ Area Map of Project Site
- _____ Description of (i) Product(s) Manufactured, (ii) Research and Development, (iii) Product Distribution and/or (iv) Information Technology Conducted, at Site
- _____ Description of Equipment to be Installed at Site
- _____ Description of Impact on Business if Equipment not Installed
- _____ Worksheets for Abatement Calculation



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

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

Signature of Owner or Authorized Representative

Title

Date

STATE OF _____)
))
COUNTY OF _____)

SS:

Before me, the undersigned Notary Public, this day of _____,
~~2017, personally appeared _____ and acknowledged the execution of~~
the foregoing application for personal property tax abatement for the Town of
Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and
affixed my official seal.

_____, Notary Public
Residing in County,

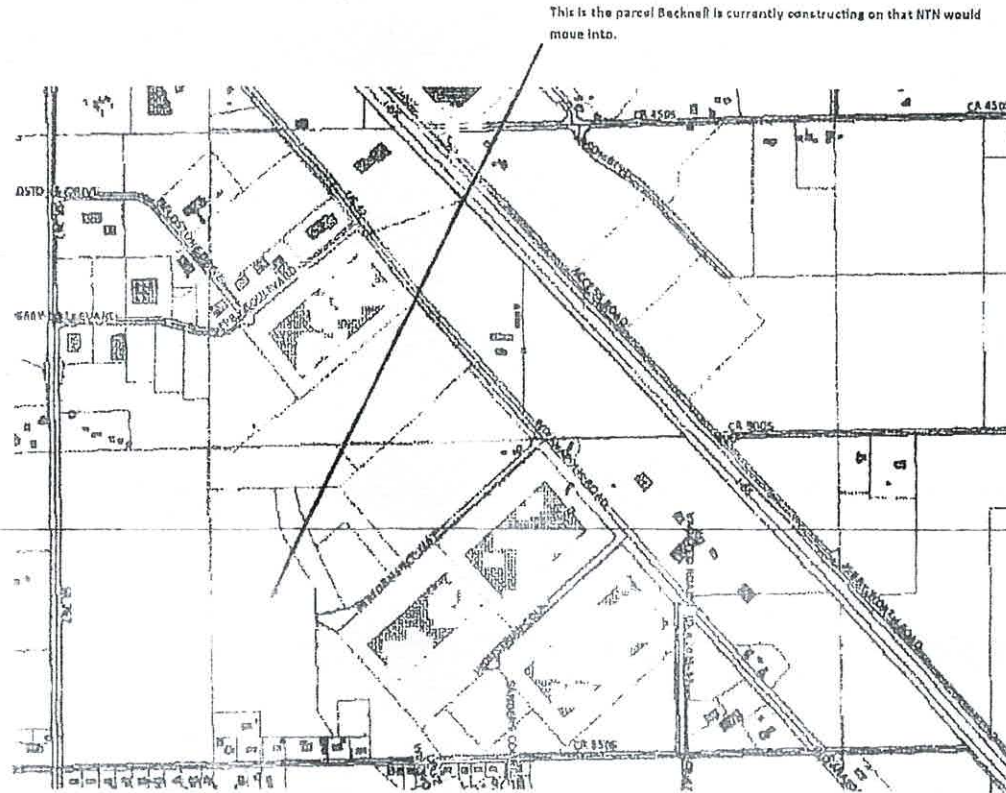
My commission expires:

ATTACHMENT TO PERSONAL PROPERTY TAX ABATEMENT APPLICATION
NTN Bearing Corporation of America
3/1/2018

Question #4 – Legal Description of the Property

Parcel Number 06-07-35-000-001.000-020
PERRY INDUSTRIAL PARK III SECTION 2 LOT 6 38.08A

Question #4 – Map of the Property



Question #10 – Nature of the Company Business

With quality brand names such as Bower, BCA and SNR, NTN manufactures and supplies the most comprehensive range of bearings, constant velocity joints, and other precision industrial and automotive equipment to meet a variety of applications, across a variety of industries. As the world's third largest bearing manufacturer, NTN has over 65 plants worldwide and nearly 100 years in business. Of all NTN products that are sold in North America, 80% are manufactured in one of the ten plants located in: Illinois, Indiana, Ontario, Alabama, Kentucky, Nevada, Georgia + Michigan.

NTN serves customers in a wide range of industries including food + beverage, construction, wind energy, precision + machine tools, metals manufacturing, mining, agriculture, paper + forestry, oil + gas, and electric motors. NTN provides high-performing bearing products that increase the productivity and efficiency of their clients' operations.



ORIGINAL

Question #11 – Proposed Personal Property Purchases and Installation

This project is an extension of NTN's Bearings Division and will require approximately 280,000 SF of manufacturing and distribution space. In Whitestown, to meet their expansion needs, NTN is considering the facility being constructed by Becknell at 5300 Performance Way. In addition to the real estate investment, NTN will also be investing \$2M+ in new bearing manufacturing and distribution equipment to accommodate their growing business needs.

Question #17 – Impact on local community if project does not proceed

Without the expansion into a new location and investment in production equipment, NTN will not be able to expand its operation to most effectively deliver high-performing bearing products that ultimately increase the productivity and efficiency of their clients' operations. Additionally, if the project does not proceed, tax revenue will be foregone as the spec building currently under construction by Becknell will have to continue its search for a fitting occupier.

Question #24 Community Involvement and Funding

NTN's goal is to be a company that everyone appreciates being a part of and strive to be a model corporate citizen, helping develop communities they call home. Most recently, NTN met with state and local leaders in Columbus in an effort to help align educational systems to workforce needs.



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

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

20 22 PAY 20 23

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer OPUS DEVELOPMENT COMPANY LLC	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 10350 Bren Rd W, Minnetonka, MN 55343	DLGF taxing district number 06-018
Name of contact person Todd Davis	Telephone number (317) 816-5724
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Town Council of the Town of Whitestown, Indiana	Resolution number 2019-16
Location of property 4330 S 500 E, Whitestown, IN 46075	Estimated start date (month, day, year) 9/01/2019
Description of real property improvements 258,000 sq. ft. industrial warehouse/distribution center building on 16.112 acres with a parcel number of 06-07-26-000-001.052-019 / 018-12521-01.	Actual start date (month, day, year) 7/16/2021
	Estimated completion date (month, day, year) 12/31/2023
	Actual completion date (month, day, year) 9/8/2022
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
ACTUAL	
Current number of employees	
Salaries	
Number of employees retained	
Salaries	
Number of additional employees *Tenant did not occupy until 9/1/22, employment will be higher in 2023. Salaries are total wages paid in 2022.	30
Salaries	5* (9/1/22-12/31/22)
	1,560,000
	83,533
SECTION 4 COST AND VALUES	
COST AND VALUES	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST
ASSESSED VALUE	
Values before project	36,400
Plus: Values of proposed project	9,450,000
Less: Values of any property being replaced	
Net values upon completion of project	9,486,400
ACTUAL	COST
ASSESSED VALUE	
Values before project	
Plus: Values of proposed project	14,338,745
Less: Values of any property being replaced	
Net values upon completion of project	14,338,745
	17,194,300
	17,194,300
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
ACTUAL	
Amount of solid waste converted	
Amount of hazardous waste converted	
Other benefits:	
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Title Director
	Date signed (month, day, year) May 12, 2023

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

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

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

We have reviewed the CF-1 and find that:

the property owner IS in substantial compliance

the property owner IS NOT in substantial compliance

other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member	Date signed (month, day, year)
--------------------------------	--------------------------------

Attested by:	Designating body
--------------	------------------

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

Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
-----------------	--	------------------------------------	---------------------

HEARING RESULTS (to be completed after the hearing)

Approved Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member	Date signed (month, day, year)
--------------------------------	--------------------------------

Attested by:	Designating body
--------------	------------------

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

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



Building a better
working world

Ernst & Young, LLP
155 N. Wacker Drive
Suite 2000
Chicago, IL 60606

Cell: 708-954-6414
Email: Maggie.M.Dugan@ey.com
ey.com

via email nwoolery@co.boone.in.us

May 12th, 2023

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

**RE: Tax Year 2023 Pay 2024 Form CF-1 for Pool 6 Industrial IN, LLC
(Parcels 020-03420-00 and 020-03421-02)**

Dear Natalie,

On behalf of Pool 6 Industrial IN, LLC, **attached** please find the fully executed Form CF-1 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's, 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, Pool 6 Industrial IN, LLC is in substantial compliance with the requirements proposed in the SB-1. 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 11 (2)
3. Form SB-1
4. Resolution(s)

Copied via email to:

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



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

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

20 23 PAY 20 24

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Pool 6 Industrial IN, LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford Rd., Ste. 250, Radnor, PA 19087		DLGF taxing district number 06-020	
Name of contact person Riley Dunbar		Telephone number (609) 519-8102	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Town of Whitestown		Resolution number 2015-07	Estimated start date (month, day, year) 05/2016
Location of property 3522 Perry Blvd., Lebanon, IN 46052		Actual start date (month, day, year) 05/01/2016	
Description of real property improvements Approximately 440,000 SF of industrial space. (Parcels 020-03420-00 and 020-03421-02)		Estimated completion date (month, day, year) 05/2022	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0	
Salaries		0	
Number of employees retained		0	
Salaries		0	
Number of additional employees		200	140
Salaries		5,304,000	9,236,010
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			281,000
Plus: Values of proposed project		45,600,000	50,470,000
Less: Values of any property being replaced		0	0
Net values upon completion of project		50,470,000	50,470,000
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		37,224,037	23,048,700 (Total Tax Year 2023)
Less: Values of any property being replaced			
Net values upon completion of project		37,224,037	23,048,700 (Total Tax Year 2023)
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		0	
Amount of hazardous waste converted			
Other benefits:		N.A.	
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	DocuSigned by: <i>Riley Dunbar</i>	Title Real Estate Tax Analyst	Date signed (month, day, year) 2023-05-04

CE70CB55628E4DC...

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

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

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

We have reviewed the CF-1 and find that:

the property owner **IS** in substantial compliance

the property owner **IS NOT** in substantial compliance

other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

Time of hearing

AM
 PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

Approved

Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

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



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

FORM 11

BOONE COUNTY ASSESSOR
115 COURTHOUSE SQUARE, LEBANON IN 46052

POOL 6 INDUSTRIAL IN LLC
C/O EQT EXETER - ATTN: DIANA C LIU
5 RADNOR CORPORATE CENTER
100 MATSONFORD RD SUITE 250
RADNOR PA 19087

Legal Description WHITESTOWN BUSINESS PARK LOT 1 41.17A	Parcel or Identification Number 020-03420-00
Property Address (number and street, city, state, and ZIP code) 3522 PERRY BLVD, LEBANON IN 46052	

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

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

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

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

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2023	
LAND	\$2,058,500	LAND	\$2,058,500
STRUCTURES/ IMPROVEMENTS *	\$20,318,900	STRUCTURES/ IMPROVEMENTS *	\$20,990,200
TOTAL	\$22,377,400	TOTAL	\$23,048,700

Reason for Revision of Assessment:
GENERAL REVALUATION

Appeal deadline is June 15, 2023

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

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



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

FORM 11

BOONE COUNTY ASSESSOR
115 COURTHOUSE SQUARE, LEBANON IN 46052

POOL 6 INDUSTRIAL IN LLC
C/O EQT EXETER -
5 RADNOR CORPORATE CENTER
100 MATSONFORD RD, SUITE 250
RADNOR PA 19087

Legal Description WHITESTOWN BUSINESS PARK COMMON AREA B 19.07A	Parcel or Identification Number 020-03421-02
Property Address (number and street, city, state, and ZIP code) COMMON AREA B, LEBANON IN 46052	

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

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

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

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

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2023	
LAND	\$0	LAND	\$0
STRUCTURES/ IMPROVEMENTS *	\$0	STRUCTURES/ IMPROVEMENTS *	\$0
TOTAL	\$0	TOTAL	\$0
Reason for Revision of Assessment GENERAL REVALUATION			
Appeal deadline is June 15, 2023			
If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: www.IN.gov/dlgr . Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.			
County BOONE COUNTY		Township PERRY	Date of Notice (month, day, year) 4/28/23
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140	
Address (number and street, city, state, and ZIP code) 115 COURTHOUSE SQUARE, LEBANON IN 46052			

RESOLUTION NO. 2015-07

A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING REAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #3 UNDER INDIANA CODE 6-1.1-12.1

EXETER PROPERTY GROUP C/O EXETER STATE ROAD 267, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1 (the "Act") and Resolution No. 2005-07, as confirmed by Resolution No. 2006-2, declared an area which is situated within the Town consisting of approximately 158 acres located on the west side of State Route 267 north of County Road 550 South and south of the interchange of Indianapolis Road, State Road 267, and I-65, as an economic revitalization area and designated as the Whitestown ERA #3 (the "ERA #3"); and

WHEREAS, the Town Council has been advised by Exeter Property Group c/o Exeter State Road 267, LLC ("Exeter") of the proposed development and construction of two warehouse buildings in the approximate size of 1,100,00 square feet and 630,000 square feet, respectively, to be located in ERA #3 within the area comprised of Parcel Nos. 020-03410-00, 020-03410-01, 020-03410-02, 020-03410-03 and 020-03420-00 (collectively, the "Site"), as more particularly described in the Abatement Application (the "Project"), which is attached hereto as Exhibit A and incorporated herein by reference (the "Application"); and

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

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

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to Indiana Code 6-1.1-12.1.

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the Application:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;



- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - 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;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
 - e. the totality of benefits is sufficient to justify the deductions.
3. As an inducement for Exeter to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to Exeter meeting the following conditions:
- a. Exeter shall annually file with the Town Council the required Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/Real Property) as presented to and approved by the Town Council; and
 - b. Exeter shall provide the Town Council an annual update regarding the timing of the construction and installation of the improvements on the Project.
4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.
5. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.
6. This Resolution shall take effect upon its adoption, and shall entitle Exeter to deductions for real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years and in accordance with the following abatement schedule:

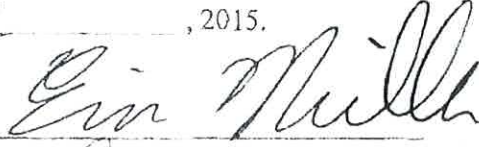
Year	% of Assessed Value Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%

10	5%
----	----

Consistent with Indiana law, the first year of abatement for real property taxes shall commence on the assessment date immediately following the completion of the improvements described in the Form SB-1/Real Property.

ADOPTED this 10th day of March, 2015.

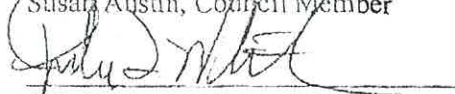
ORIGINAL



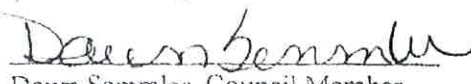
Eric Miller, President



Susan Austin, Council Member



Julie Whitman, Council Member



Dawn Semmler, Council Member



Kevin Russell, Council Member

ATTEST:


Amanda Andrews, Clerk-Treasurer

EXHIBIT A

Tax Abatement Application



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

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

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

Town of Whitestown
Attn: Mr. Dax Norton, Town Manager
6210 S 700 E
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 S 700 E
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
Fax: (317)769-6871
E-Mail: dnorton@whitestown.in.gov



ORIGINAL

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

1. Name of the company for which personal property tax abatement is being requested: EXETER PROPERTY GROUP C/O EXETER STATE ROAD 267, 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: Jason Honesty, Principal, Exeter Property Group

Address: 140 W. Germantown Pike, Suite 150, Plymouth Meeting, PA 19462

Telephone: (610) 234-3211

E-Mail Address: jhonesty@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: Jason Honesty, Principal, Exeter Property Group

Address: 140 W. Germantown Pike, Suite 150, Plymouth Meeting, PA 19462

Telephone: (610) 234-3211

E-Mail Address: jhonesty@exeterpg.com

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

a) Street Address: SR 267, Whitestown, IN

b) Tax Parcel Number(s): 020-03410-00, 003410-01, 020-03410-02, 020-03410-03, 020-03420-00

Attach a legal description and area map of the proposed project location.

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:

Attached



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

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

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. Yes, numerous other properties in the state of Indiana

9. What is the size of the facility to be improved or constructed?
(1) 1,100,000 SF and (1) 630,000 SF warehouse, constructed in multiple phases.

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

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

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

Yes No

13. What is the anticipated date for construction to begin? 4/2016

14. What is the anticipated date for project completion? 12/2022

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

Yes N/A No

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



b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$45,640,000

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested: Note: this project is a speculative development.

The numbers below in this section are estimates only.

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

Skilled 0 Average hourly wage rate for skilled positions _____

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

Clerical 0 Average hourly wage rate for clerical positions _____

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

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

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

Skilled 0 Average hourly wage rate for skilled positions _____

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

Clerical 0 Average hourly wage rate for clerical positions _____

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)
0

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) \$6.00

d) Summary of benefits for existing and new employees.

Benefits consistent for industrial and distribution companies

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

Skilled 20 Average hourly wage rate for skilled positions \$14.00-20.00/hr

Semi-skilled 140 Average hourly wage rate for semi-skilled positions \$10.50/hr

Clerical 20 Average hourly wage rate for clerical positions \$15.00-20.00/hr

Salaries 20 Average salary (per hour) for salaried positions \$25.00-35.00/hr

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)

200

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

Skilled 0 Average hourly wage rate for skilled positions _____

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

Clerical 0 Average hourly wage rate for clerical positions _____

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

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

0

- g) What is the total dollar amount to be spent on new salaries? \$5,304,000-\$6,177,600 based on 40 hour/week and 52 weeks/year

- h) Provide schedule for when new employee positions are expected to be filled.

Positions will be filled as the buildings are built and the spaces leased.

Projected: 2016-2022

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.). See attached.

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

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

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

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

8	20%
9	10%
10	5%

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

I. Projected Current Conditions Without Abatement

A. Current Annual Real Property Taxes:	<u>\$5,561</u>
B. Projected 10-Year Total:	<u>\$55,614</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	<u>\$6,784,896</u>
B. Projected 10-Year Abatement:	<u>\$4,368,371</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$4,368,371</u>
B. Total Taxes to be Paid:	<u>\$6,784,896</u>

Note: Attach Worksheets

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

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

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

None

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. None at this time

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

Provide use of adjacent acreage for town park/growspace

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.

The applicant has not but the site was applied under different ownership

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

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

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

CHECKLIST OF ATTACHMENTS:

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

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

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

Jason Hester
Signature of ~~Owner~~ or Authorized Representative

General Manager - Construction +
Title Development

3-2-15
Date

STATE OF PENNSYLVANIA)
COUNTY OF Montgomery)

SS:

Before me, the undersigned Notary Public, this 2 day of March, 2015, personally appeared Jason Hester and acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Lisa Bud
Notary Public
Residing in Montgomery County, Pennsylvania

My commission expires:
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lisa Blanchini, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Nov. 25, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



10. Founded in 2006, Exeter is a real estate investment management 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 85 million square feet of industrial buildings under management in primary markets across the U.S. and Europe, Exeter is a real estate partner to hundreds of tenants, vendors and investors.

Since its formation, Exeter has completed approximately 100 million square feet of acquisitions, nearly 10 million square feet of development and redevelopment, and 9.4 million square feet of dispositions.

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

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



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R8 / 10-14)
Prescribed by the Department of Local Government Finance

20 <u> </u> PAY 20 <u> </u>
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Exeter State Road 267, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 140 W. Germantown Pike, #150, Plymouth Meeting, PA 19462					
Name of contact person Jason Honesty			Telephone number (610) 234-3211		E-mail address jhonesty@exeterpg.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Whitestown				Resolution number 2006-022	
Location of property West side of SR 267 North of CR 550 S. Indianapolis rd			County Boone County		DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) (2) warehouses. Phase I, approx 850,000 sf expandable to 1,050,000 sf, and, Phase II: approx 820,000 sf				Estimated start date (month, day, year) May 2016	
				Estimated completion date (month, day, year) May 2022	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 200.00	Salaries \$5,304,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					281,000.00
Plus estimated values of proposed project			45,800,000.00		50,470,000.00
Less values of any property being replaced			0.00		0.00
Net estimated values upon completion of project			50,470,000.00		50,470,000.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds)		
Other benefits N. A.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) March 1, 2015	
Printed name of authorized representative Kevin P Shea			Title authorized representative		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 8-1.1-12.1, provides for the following limitations:

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

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

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

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 8-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 8-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 8-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 8-1.1-12.1-17 below.)

IC 8-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

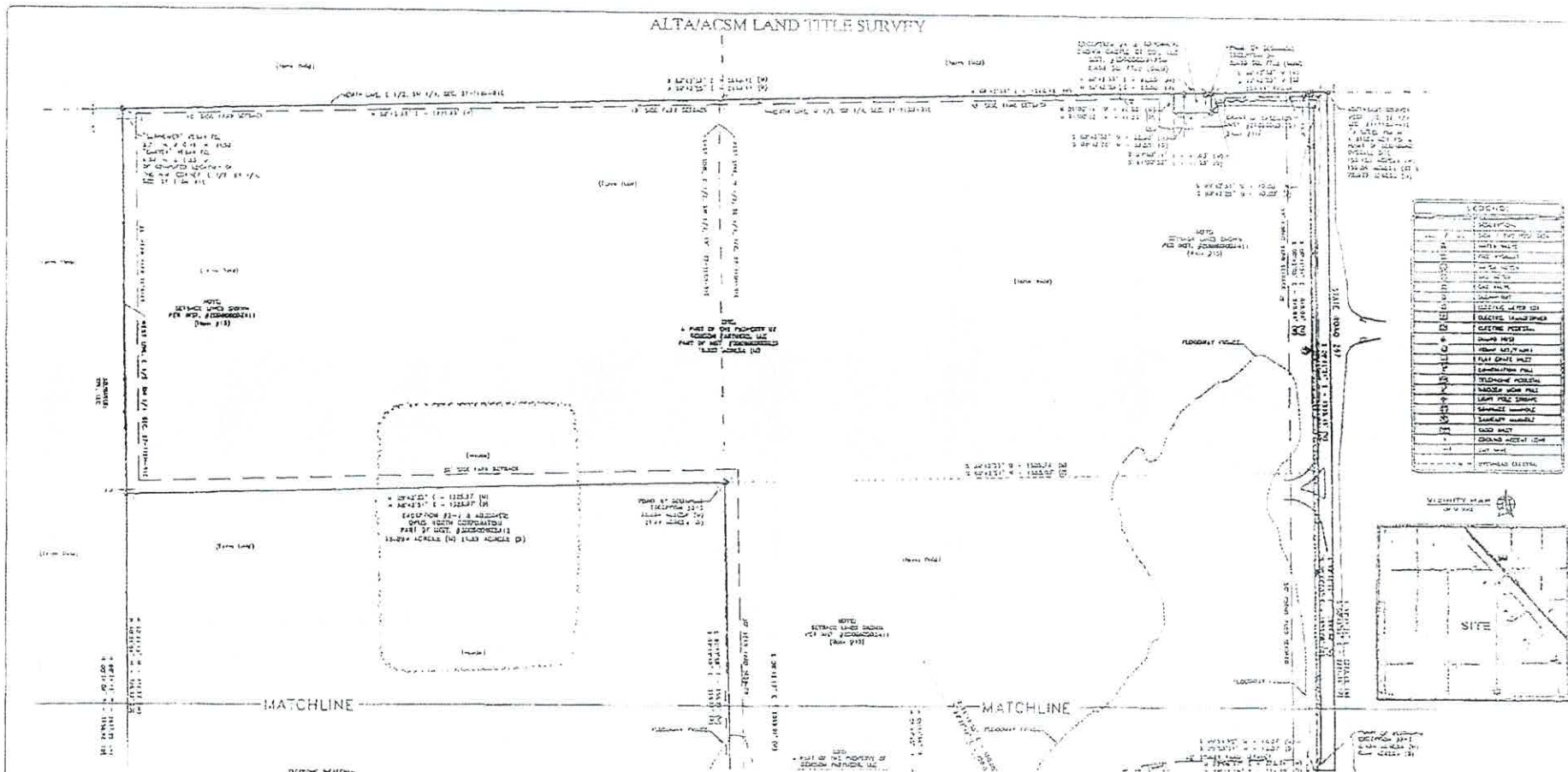
- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

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

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

ORIGINAL

ALTA/ACSM LAND TITLE SURVEY



LEGEND

1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
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97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT



STATE REQUIREMENTS

Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

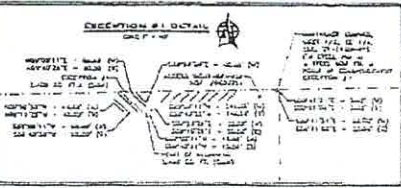
Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

DEED RECORDS

Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...



EXPLANATION OF SYMBOLS

The surveyor has examined the original records and found them to be correct and reliable. The original records are as follows:

1. Original Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

2. Original Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

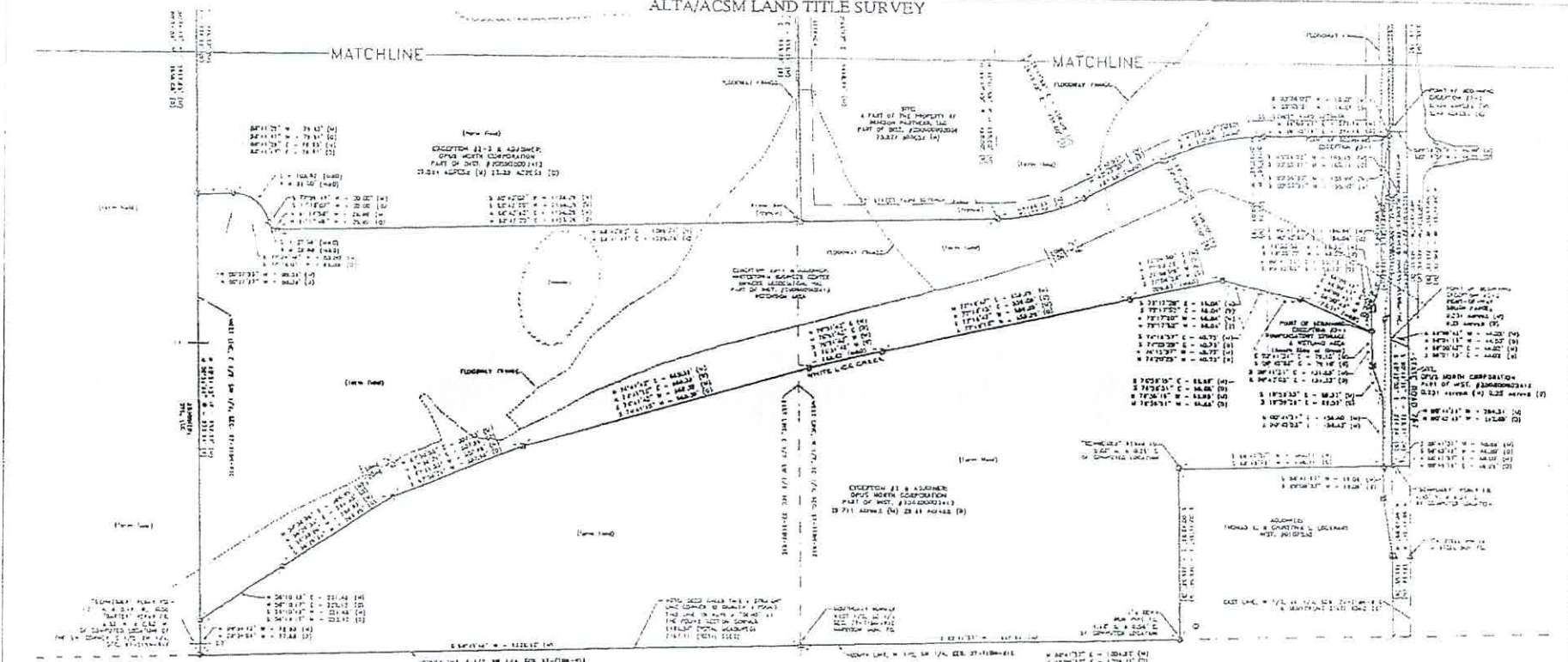
3. Original Survey of the State of Indiana, Department of Survey, Township of North, Range 1 East, Town of...

Prepared by: **Central States Consulting, LLC**
 200 N. Madison Street
 Indianapolis, Indiana 46202
 Phone: 317-552-1100

ALTA/ACSM LAND TITLE SURVEY
 4100 S. State Road 267
 Whitestown, Indiana

Surveyed: 12/02/12
 Scale: 1" = 100'

ALTA/ACSM LAND TITLE SURVEY



RECOMMENDATIONS:

1. The survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

2. The survey was conducted on the 14th day of August, 2014, at the location of the property being surveyed.

3. The survey was conducted by the undersigned, who is a duly licensed and qualified surveyor in the State of Indiana.

4. The survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

5. The survey was conducted on the 14th day of August, 2014, at the location of the property being surveyed.

6. The survey was conducted by the undersigned, who is a duly licensed and qualified surveyor in the State of Indiana.

7. The survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

8. The survey was conducted on the 14th day of August, 2014, at the location of the property being surveyed.

9. The survey was conducted by the undersigned, who is a duly licensed and qualified surveyor in the State of Indiana.

10. The survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

LEGEND:

- BOUNDARY
- EASEMENT
- FLOODWAY FRAME
- FLOODWAY
- ROAD RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- POWER LINE
- WATERWAY
- TOWER
- MONUMENT
- SURVEY POINT
- BEARING AND DISTANCE
- CURVED BOUNDARY
- CURVED EASEMENT
- CURVED FLOODWAY FRAME
- CURVED FLOODWAY
- CURVED ROAD RIGHT-OF-WAY
- CURVED RAILROAD RIGHT-OF-WAY
- CURVED POWER LINE
- CURVED WATERWAY
- CURVED TOWER
- CURVED MONUMENT
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- CURVED BEARING AND DISTANCE
- CURVED CURVED BOUNDARY
- CURVED CURVED EASEMENT
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- CURVED CURVED TOWER
- CURVED CURVED MONUMENT
- CURVED CURVED SURVEY POINT
- CURVED CURVED BEARING AND DISTANCE

ADJUSTMENT STATEMENT:

The undersigned hereby certifies that the survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

The survey was conducted on the 14th day of August, 2014, at the location of the property being surveyed.

The survey was conducted by the undersigned, who is a duly licensed and qualified surveyor in the State of Indiana.

The survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

The survey was conducted on the 14th day of August, 2014, at the location of the property being surveyed.

The survey was conducted by the undersigned, who is a duly licensed and qualified surveyor in the State of Indiana.

The survey was conducted in accordance with the standards of the National Society of Professional Surveyors, Inc. (NSPS) and the International Association of Certified Surveyors, Inc. (IACS).

Scale: 1" = 500'

PREPARED BY:

CENTRAL STATES CONSULTING, LLC

4190 S. STATE ROAD 287
WHITE LOG CREEK, INDIANA 46784

ALTA/ACSM LAND TITLE SURVEY

4190 S. STATE ROAD 287
WHITE LOG CREEK, INDIANA 46784

SHEET 2 OF 2



TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the 10 day of March, 2015, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by EXETER PROPERTY GROUP C/O EXETER STATE ROAD 267, 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.

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.



APPLICANT

Signed: JASON HONESTY

Printed: JASON HONESTY

Its: EXCELLE ADAPTIVE GARD

Address: 140 W. GARDENTOWN PIKE
SEWICKLEY PENNSYLVANIA 15140 PA

TOWN OF WHITESTOWN

Eric Miller

Eric Miller, Town Council President

ORIGINAL

Exhibit A

Tax Abatement Application

1. Real Estate Tax Bills



BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

Check here if a change of address
is indicated on back of form

COUNTY PARCEL NUMBER: 020-02200-01
STATE PARCEL NUMBER: 06-07-35-000-002.002-020

Delinquent After **May 12, 2014**

SPRING



NAME AND ADDRESS OF TAXPAYER BILL CODE#

2403275475000882712*****AUTO**MIXED AADC 890
1-85 CORRIDOR 1 LLC
100 S WACKER DR STE 850
CHICAGO IL 60606-4049

Pay This Amount For
SPRING Payment

174,459.56

Remit By Mail To

BOONE COUNTY TREASURER
PO BOX 6469
INDIANAPOLIS, IN 46206-6469

020022800100174459566

Detach and Return Coupon With SPRING Payment

IMPORTANT: THIS TAX STATEMENT IS ONLY A NOTICE YOU WILL RECEIVE FROM PAYMENTS TO BE SETTING UP PAYMENTS OF YOUR 2014 PAYABLE 2014 PROPERTY TAX

CO. PARCEL # 020-02200-01

DATE OF STATEMENT: April 18, 2014

STATE PARCEL # 06-07-35-000-002.002-020
TAXPAYER'S NAME 1-85 CORRIDOR 1 LLC

MAILING ADDRESS 100 S WACKER DR STE 850
CHICAGO, IL 60606

BILL CODE #
PROPERTY LOCATION:
5490 INDUSTRIAL CT

LEGAL DESCRIPTION:
PERRY INDUSTRIAL PARK III SEC 1 LOT 1

TOTAL CHARGES

SPRING AMOUNT

FALL AMOUNT

Tax	174,409.56	174,409.56
Chbf	50.00	60.00
Additional Assessment	0.00	0.00
Delinquent Penalty	0.00	0.00
Delinquent Tax	0.00	0.00
Delinquent SA Tax	0.00	0.00
Delinquent SA Penalty	0.00	0.00
Penalty	0.00	0.00
Auditor Corrections	0.00	0.00
Total Payments	0.00	0.00
Total Amount Due	174,459.56	174,459.56
Surplus	0.00	0.00

ENTERED

If the box to the left is checked, your homestead deduction has been verified. Questions regarding deductions should be directed to the Auditor's Office: (765) 482-2940

Instructions to Taxpayer

- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the exemption block in Table 5 on the Comparison Statement, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.
- If a check is returned to the Treasurer's Office as an NSF or ACCOUNT CLOSED, your payment is void and a \$20.00 fee will be collected in addition to any late penalties that may apply.
- Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.
- Credit Card Payment: To pay your property taxes by credit card, visit <http://boonecounty.in.gov> or call 1-800-309-5649. The credit card vendor will add a 2.95% convenience fee to process the credit card payment.
- The following credit cards will be accepted: Discover, MasterCard, and Visa.
- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign form, which appears on the reverse side of the payment coupon.
- To insure prompt posting of your payment please detach and return the payment coupon in the envelope provided with your check payable to the Boone County Treasurer.
- The Boone County Treasurer's Office will accept partial payments. This does not relieve the taxpayer of any penalties that may apply.
- Please call the following phone number to contact the Treasurer's Office (765) 482-2800.

Detach and Return Coupon With FALL Payment

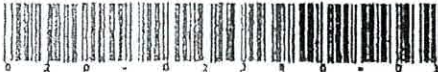
BOONE COUNTY TREASURER
209 COURTHOUSE SQUARE
LEBANON, IN 46052

Check here if a change of address
is indicated on back of form

COUNTY PARCEL NUMBER: 020-02200-01
STATE PARCEL NUMBER: 06-07-35-000-002.002-020

Delinquent After **November 10, 2014**

FALL



NAME AND ADDRESS OF TAXPAYER BILL CODE#

1-85 CORRIDOR 1 LLC
100 S WACKER DR STE 850
CHICAGO IL 60606-4049

Pay This Amount For
FALL Payment

174,459.56

Remit By Mail To

BOONE COUNTY TREASURER
PO BOX 6469
INDIANAPOLIS, IN 46206-6469



020022800100174459566

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
1-55 CORRIDOR 1 LLC 100 S WACKER DR STE 860 CHICAGO IL 60606-4049	April 18, 2014	May 12, 2014 November 10, 2014	070-02289-01 08-07-35-000-002,003-021	020,020 PERRY/WHITESTOWN Corporation
BOONE COUNTY				
Property Address: 5490 INDUSTRIAL CT Legal Description: PERRY INDUSTRIAL PARK III SEC 1 LOT 1				

Spring installment due on or before May 12, 2014 and Fall installment due on or before November 10, 2014.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2013	2014
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$0	\$0
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$18,347,300	\$18,602,500
2. Equals total gross assessed value of property	\$18,347,300	\$18,602,500
2a. Minus deductions (see Table 3 below)	\$8,682,440	\$5,389,350
3. Equals subtotal of net assessed value of property	\$11,664,860	\$14,213,150
3a. Multiplied by your local tax rate	2.374300	2.454200
4. Equals gross tax liability (see Table 3 below)	\$276,968.76	\$348,819.12
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total net property tax liability (See remittance coupon for total amount due)	\$276,968.76	\$348,819.12

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

TABLE 2: PROPERTY TAX CAP LIMITATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ¹	\$350,418.00	\$588,075.08
Adjustment to cap due to voter-approved projects and charges ²	\$26,210.94	\$36,812.04
Maximum tax that may be imposed under cap	\$376,628.94	\$624,887.08

TABLE 3: GROSS PROPERTY TAXES DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2013	TAX RATE 2014	TAX AMOUNT 2013	TAX AMOUNT 2014	TAX DIFFERENCE 2013-2014	PERCENT DIFFERENCE
State	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
County	0.21820	0.21780	\$25,569.37	\$30,870.45	\$5,401.08	21.12%
Township	0.00160	0.00840	\$166.64	\$723.04	\$556.40	337.38%
School	0.93470	0.98880	\$169,031.44	\$140,539.83	-\$28,491.61	-26.90%
Library	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
City	1.21880	1.24110	\$142,171.31	\$176,300.40	\$34,229.09	24.08%
TIR	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
State Tax Credit	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
Penalty	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
lien	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
Special Assessment	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
Other	0.00000	0.00000	\$0.00	\$0.00	\$0.00	0.00%
TOTAL	2.3743	2.4542	\$276,968.76	\$348,819.12	\$71,850.36	25.95%

TABLE 4: OTHER DEDUCTIONS ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2013	2014	% Change	TYPE OF DEDUCTION	2013	2014
Ditch	100.00	100.00	0.00%	Abatement	\$8,682,440.00	\$5,389,350.00
TOTAL ADJUSTMENTS	100.00	100.00	0.00%	TOTAL DEDUCTIONS	\$8,682,440.00	\$5,389,350.00

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credits for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 3 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.



IF YOU ARE PAYING BY CHECK, PLEASE MAKE CHECK PAYABLE TO BOONE COUNTY TREASURER. IF YOU ARE PAYING BY CREDIT CARD, PLEASE CALL (785) 462-2940 FOR MORE INFORMATION.

Boone County Treasurer
209 Courthouse Sq
Lebanon, IN 46052



2013 BOONE COUNTY - SPRING INSTALLMENT-A
COUNTY PARCEL NUMBER 020-02280-01
STATE PARCEL NUMBER 06-07-35-000-002,002-020
Delinquent After 5/10/2013



NAME AND ADDRESS OF TAXPAYER

BILL CODE

7089

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER
Pay This Amount For
SPRING Payment \$138,529.38

Remit By Mail To

1-65 CORRIDOR 1 LLC
9525 BRYN MAWR AVE STE 050
ROSEMONT IL 60018-5224

BOONE COUNTY TREASURER
PO BOX 157
INDIANAPOLIS, IN 46208-0157



810602002280010138529383

Detach and Return Coupon With SPRING Payment

IF YOU ARE PAYING BY CHECK, PLEASE MAKE CHECK PAYABLE TO BOONE COUNTY TREASURER. IF YOU ARE PAYING BY CREDIT CARD, PLEASE CALL (785) 462-2940 FOR MORE INFORMATION.

DATE OF STATEMENT: 4/16/13

CO. PARCEL #: 020-02280-01 STATE PARCEL # 06-07-35-000-002,002-020
TAX PAYER'S NAME 1-65 CORRIDOR 1 LLC

MAILING ADDRESS 9525 BRYN MAWR AVE STE 050
ROSEMONT IL, 60018-6224

BILL CODE #

PROPERTY LOCATION: 5490 INDUSTRIAL CT

LEGAL DESCRIPTION: PERRY INDUSTRIAL PARK III SEC 1 LOT 1

TOTAL CHARGES	SPRING AMOUNT	FALL AMOUNT
Tax	\$138,479.38	\$138,479.38
Ditch	\$50.00	\$50.00
Additional Assessment	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00
Delinquent SA Tax	\$0.00	\$0.00
Delinquent SA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Auditor Corrections	\$0.00	\$0.00
Total Payments	\$0.00	\$0.00
Total Amount Due	\$138,529.38	\$138,529.38
Surplus	\$0.00	\$0.00

If the box to the left is checked, your homestead deduction has been verified. Questions regarding deductions should be directed to the Auditor's Office: (785) 462-2940

Instructions to Taxpayer

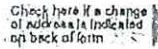
- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the exemption block in Table 5 on the Comparison Statement, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.
- You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.
- Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.
- Credit Card Payment: To pay your property taxes by credit card, visit <http://boonecounty.in.gov> or call 1-800-809-5849. The credit card vendor will add a 2.95% convenience fee to process the credit card payment. The following credit cards will be accepted: Discover, MasterCard, and Visa.
- To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
- To insure prompt posting of your tax payment, please detach and return the payment coupon in the envelope provided with your check payable to the Boone County Treasurer.
- Please call the following phone number to contact the Treasurer's Office: (785) 462-2940.

160-00-2100-310 \$ 138,529.38 Sp
160-00-2100-310 \$ 138,529.38 Fall

Detach and Return Coupon With FALL Payment

IF YOU ARE PAYING BY CHECK, PLEASE MAKE CHECK PAYABLE TO BOONE COUNTY TREASURER. IF YOU ARE PAYING BY CREDIT CARD, PLEASE CALL (785) 462-2940 FOR MORE INFORMATION.

Boone County Treasurer
209 Courthouse Sq
Lebanon, IN 46052



2013 BOONE COUNTY - FALL INSTALLMENT-B
COUNTY PARCEL NUMBER 020-02280-01
STATE PARCEL NUMBER 06-07-35-000-002,002-020
Delinquent After 11/12/2013



NAME AND ADDRESS OF TAXPAYER

BILL CODE

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER
Pay This Amount For
FALL Payment \$138,529.38

Remit By Mail To

1-65 CORRIDOR 1 LLC
9525 BRYN MAWR AVE STE 050
ROSEMONT IL 60018-5224

BOONE COUNTY TREASURER
PO BOX 157
INDIANAPOLIS, IN 46208-0157



810602002280010138529383

PROPERTY TAXES

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION				
Taxpayer Name and Mailing Address	Date of Notice	Due Date	Parcel Number	Taxing District
1-85 Corridor 1 Llc 8525 Bryn Mawr Ave Ste 950 Rosamont IL 60018-5224	4/16/13	5/10/2013 11/12/2013	020-02280-01 06-07-35-000-002-002-020	020020 Perry/Whitestown Corporation
ROONE COUNTY				
Property Address: 3490 Industrial Ct				
Legal Description: Perry Industrial Park, 11 Sec 1 Lot 1				

ANNUAL SUMMARY OF TAX DUES		
	2012	2013
1. ASSESSED VALUE AND TAX SUMMARY		
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$0	\$0
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$18,734,000	\$18,347,300
2. Equals total gross assessed value of property	\$18,734,000	\$18,347,300
2a. Minus deductions (see table 5 below)	\$7,559,600	\$6,682,440
3. Equals subtotal of net assessed value of property	\$8,174,400	\$11,664,860
3a. Multiplied by your local tax rate	2.5504	2.3743
4. Equals gross tax liability (see table 3 below)	\$233,983.90	\$276,958.76
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total due)	\$233,983.90	\$276,958.76

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

	2012	2013
Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types)	\$502,020.00	\$550,410.00
Adjustment to cap due to voter-approved projects and charges	\$24,486.47	\$28,210.84
Maximum tax that may be imposed under cap	\$526,506.47	\$578,620.84

TAXING AUTHORITY	TAX RATE 2012	TAX RATE 2013	TAX AMOUNT 2011	TAX AMOUNT 2012	TAX DIFFERENCE 2011-2012	PERCENT DIFFERENCE
State	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
County	0.2222	0.2192	\$20,385.52	\$25,569.37	\$5,183.85	25.43 %
Township	0.0053	0.0016	\$486.24	\$186.64	(\$299.60)	(61.62) %
School	1.0540	0.9347	\$96,698.18	\$109,031.44	\$12,333.26	12.75 %
Library	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
City	1.2689	1.2188	\$116,413.88	\$142,171.31	\$25,757.35	22.13 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
State Tax Credit	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Penalty	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Lien	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Special Assessment	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.5504	2.3743	\$233,983.90	\$276,958.76	\$42,974.86	18.37 %

LEVYING AUTHORITY	2012	2013	% Change	TYPE OF DEDUCTION	2012	2013
Ditch	\$100.00	\$100.00	0%	Abatement	\$7,559,600	\$6,682,440
TOTAL ADJUSTMENTS	\$100.00	\$100.00	0%	TOTAL DEDUCTIONS	\$7,559,600	\$6,682,440

1. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap so line 4b even if your net property tax bill is lower than this amount.
 2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
 3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change to circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

Boone County Treasurer
209 Courthouse Sq
Lebanon, IN 46052

Check here if a change of address is indicated on back of form

2012 BOONE COUNTY - SPRING INSTALLMENT-A

COUNTY PARCEL NUMBER 020-02280-01
STATE PARCEL NUMBER 06-07-35-000-002.002-020

Delinquent After 5/10/2012

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER

Pay this Amount For
SPRING Payment **117,041.95**



NAME AND ADDRESS OF TAXPAYER

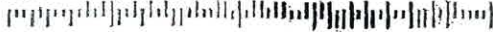
BILL CODE:

20024

Remit By Mail To

I-65 CORRIDOR 1 LLC
9525 BRYN MAWR AVE STE 950
ROSEMONT IL 60018-5224

BOONE COUNTY TREASURER
PO BOX 167
INDIANAPOLIS, IN 46208-0157



810602002280010117041950

Detach and Return Coupon With SPRING Payment

DATE OF STATEMENT: 4/15/12

C.O. PARCEL #: 020-02280-01 STATE PARCEL # 06-07-35-000-002.002-020
TAX PAYER'S NAME: I-65 CORRIDOR 1 LLC

TOTAL CHARGES

SPRING AMOUNT

FALL AMOUNT

Tax	\$116,891.85	\$116,891.85
Dilch	\$50.00	\$50.00
Additional Assessment	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00
Delinquent SA Tax	\$0.00	\$0.00
Delinquent SA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Auditor Corrections	\$0.00	\$0.00
Total Payments	\$0.00	\$0.00
Total Amount Due	\$117,041.95	\$117,041.95
Surplus	\$0.00	\$0.00

MAILING ADDRESS 9525 BRYN MAWR AVE STE 950
ROSEMONT IL, 60018-5224

BILL CODE#

PROPERTY LOCATION: 5490 INDUSTRIAL CT

LEGAL DESCRIPTION: PERRY INDUSTRIAL PARK III SEC 1 LOT 1

If the box to the left is checked, your homestead deduction has been verified. Questions regarding deductions should be directed to the Auditor's Office: (765) 462-2940

Instructions to Taxpayer

- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the expiration block in Table A on the Comparison Statement, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.
- You must have sufficient funds in your checking account at the time you present your check to the bank or your tax payment is void.
- Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.
- Credit Card Payment:** To pay your property taxes by credit card, visit <http://boonecounty.in.gov> or call 1-800-808-6840. The credit card vendor will add a 2.95% convenience fee to process the credit card payment. The following credit cards will be accepted: Discover, MasterCard, and Visa.
- To notify the office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon.
- To insure prompt posting of your tax payment, please detach and return the payment coupon in the envelope provided with your check payable to the Boone County Treasurer.
- Please call the following phone number to contact the Treasurer's Office: (765) 462-2880.

Detach and Return Coupon With FALL Payment

209 Courthouse Sq
Lebanon, IN 46052

Check here if a change of address is indicated on back of form

2012 BOONE COUNTY - FALL INSTALLMENT-B

COUNTY PARCEL NUMBER 020-02280-01
STATE PARCEL NUMBER 06-07-35-000-002.002-020

Delinquent After 11/13/2012

MAKE CHECK PAYABLE TO: BOONE COUNTY TREASURER

Pay this Amount For
FALL Payment **117,041.95**



NAME AND ADDRESS OF TAXPAYER

BILL CODE:

117,041.95 +

117,041.95 +

234,083.90 +

Remit By Mail To

I-65 CORRIDOR 1 LLC
9525 BRYN MAWR AVE STE 950
ROSEMONT IL 60018-5224

BOONE COUNTY TREASURER
PO BOX 157
INDIANAPOLIS, IN 46208-0157



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Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

Don't lose your homestead benefits - last chance to submit the pink form!
 For more information on local spending, visit <http://gateway.illonline.org>.

Taxpayer Name and Mailing Address 185 Corridor 1 Llc 8525 Bryn Mawr Ave Ste 850 Rosemont IL 60018-5224	Date of Notice 4/16/12	Due Dates 5/10/2012 11/13/2012	Parcel Number 020-02280-01 06-07-35-000-002-002-020	Taxing District 020/020 Perry/Whitesboro Corporation
BOONE COUNTY				
Property Address: 3000 Industrial Ct				
Legal Description: Perry Industrial Park III Sec 1 Lot 1				

1. ASSESSED VALUE AND TAX SUMMARY		2011	2012
1a. Gross assessed value of homestead property (Cap 1)		\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)		\$0	\$0
1c. Gross assessed value of all other property, including personal property (Cap 3)		\$16,506,300	\$16,734,000
2. Equals total gross assessed value of property		\$16,506,300	\$16,734,000
2a. Minus deductions (see table 5 below)		\$9,679,475	\$7,559,800
3. Equals subtotal of net assessed value of property		\$6,826,825	\$9,174,400
3a. Multiplied by your local tax rate		2.6062	2.5504
4. Equals gross tax liability (see table 3 below)		\$177,920.70	\$233,983.90
4a. Minus local property tax credits		\$0.00	\$0.00
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)		\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap		\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total due)		\$177,920.70	\$233,983.90

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

	2011	2012
Property tax cap (equal to 1%, 2% or 3% depending upon combination of property types)	\$495,189.00	\$502,020.00
Adjustment to cap due to voter-approved projects and charges	\$0.00	\$24,486.47
Maximum tax that may be imposed under cap	\$495,189.00	\$526,506.47

TAXING AUTHORITY	TAX RATE 2011	TAX RATE 2012	TAX AMOUNT 2011	TAX AMOUNT 2012	TAX DIFFERENCE 2011/2012	PERCENT DIFFERENCE
State	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
County	0.2186	0.2222	\$14,923.44	\$20,395.52	\$5,462.08	36.60 %
Township	0.0054	0.0053	\$368.65	\$486.24	\$117.59	31.90 %
School	1.0712	1.0540	\$73,128.93	\$98,898.18	\$23,569.25	32.23 %
Library	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
City	1.3110	1.2688	\$89,499.88	\$116,413.96	\$26,914.28	30.07 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
State Tax Credit	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Penalty	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Lien	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
Special Assessment	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.6062	2.5504	\$177,920.70	\$233,983.80	\$56,063.20	31.51 %

LIVYING AUTHORITY	2011	2012	% CHANGED	TYPE OF DEDUCTION	2011	2012
Duch	\$63.79	\$100.00	56.76%	Abatement	\$9,679,473	\$7,559,800
TOTAL ADJUSTMENTS	\$63.79	\$100.00	56.76%	TOTAL DEDUCTIONS	\$9,679,473	\$7,559,800

1. The pink homestead verification form must be completed at least once by January 1, 2013 in order to maintain existing homestead benefits. If you did not receive a copy of the form with this statement, it is possible you already verified your eligibility. For more information or to obtain a copy of the form, contact your county auditor.
 2. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
 3. Changes not subject to the property tax cap include property tax levies approved by voters through referendum, as well as any relief provided by the State of Illinois Distressed Local Appeals Board (for 2011 only), in Lake County and St. Joseph County, that have also reduced the obligations incurred prior to the creation of the property tax cap. When added to the basic property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
 4. If any circumstances have changed that would make you eligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, that deduction will be disallowed.

3. Tax Abatement Schedule



Party Industrial Park
 5450 Industrial Court, Whitestown, IN 46075
 624,000 Sq. Ft. Building
 Boone County Real Estate Taxes

This Revised Section Assumed the Same Building Values and
 the Same Local Tax Assesses, but will be updated with Actuals

	2008 Party 2008	2009 Party 2009	2010 Party 2010	2011 Party 2011	2012 Party 2012	2013 Party 2013	2014 Party 2014	2015 Party 2015	2016 Party 2016	2017 Party 2017
Gross Assessed Value of Property										
Gross Assessed Value of Land	\$33,500	\$1,594,000	\$1,594,000	\$1,594,000	\$1,614,100	\$1,626,100	\$1,641,200	\$1,638,000	\$1,638,000	\$1,638,000
Gross Assessed Value of Improvements (Including Personal Property)	\$0	\$12,768,000	\$13,746,700	\$12,838,900	\$14,291,500	\$15,118,200	\$15,706,100	\$17,064,500	\$17,064,500	\$17,064,500
Equals Total Grossed Assessed Value of Property	\$33,500	\$13,362,000	\$15,340,700	\$14,432,900	\$16,305,600	\$17,744,300	\$18,347,300	\$19,502,500	\$19,502,500	\$19,502,500
Minus Deductions	\$0	(\$13,768,000)	(\$13,028,000)	(\$13,450,000)	(\$12,679,475)	(\$7,559,600)	(\$4,642,440)	(\$5,319,350)	(\$1,794,450)	(\$892,125)
Minus State Supplemental Deduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equals Subtotal of Net Assessed Value of Property	\$33,500	\$1,594,000	\$2,312,700	\$9,982,900	\$13,626,125	\$10,184,700	\$13,704,860	\$14,213,150	\$17,708,050	\$18,704,275
Multiplied by Your Local Tax Rate	2.3663	2.5153	2.3857	2.4528	2.6062	2.5504	2.5743	2.4542	2.5000	2.5800
Equals Gross Tax Liability	\$792.72	\$40,106.46	\$54,437.78	\$222,086.62	\$377,920.70	\$228,983.90	\$326,958.77	\$348,113.12	\$400,200.00	\$459,663.28
Minus Local Property Tax Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Minus State Homestead Credit	(\$145.70)	(\$8,478.44)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Minus Savings Due to Property Tax Cap	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Minus Savings Due to 65 Years or Older Cap	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Property Tax Liability	\$647.02	\$31,628.02	\$54,437.78	\$222,086.62	\$377,920.70	\$228,983.90	\$326,958.77	\$348,113.12	\$400,200.00	\$459,663.28
Add: Drainage SA	\$0.00	\$63.79	\$63.79	\$63.79	\$63.79	\$63.79	\$63.79	\$0.00	\$63.79	\$63.79
Total Due	\$647.02	\$33,691.81	\$54,501.57	\$222,150.41	\$377,984.49	\$234,047.69	\$327,022.56	\$348,113.12	\$400,363.79	\$459,727.08
Add - Late Fee Paid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Paid	\$647.02	\$33,691.81	\$54,501.57	\$222,150.41	\$377,984.49	\$234,047.69	\$327,022.56	\$348,113.12	\$400,363.79	\$459,727.08

100% Complete	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
AV	\$18,758,000	\$13,746,700	\$16,439,500	\$14,431,500	\$15,318,200	\$16,704,100	\$17,964,500	\$17,964,500	\$17,964,500	\$17,964,500
%	100%	85%	80%	85%	50%	40%	30%	20%	10%	5%
Abatement	\$18,758,000	\$13,758,365	\$13,167,120	\$1,675,475	\$7,558,000	\$8,682,440	\$5,383,500	\$1,592,900	\$1,796,450	\$984,725

Added Value or Abatement Adjustment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Abatement	\$0	\$0	(\$16,240)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Abatement	\$0	\$0	(\$16,240)	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Owner	Acreage	Parcel #	2014 Assessment
Denison Partners LLC	24.92	020-03410-00	\$ 47,900.00
Denison Partners LLC	48.75	020-03420-00	\$ 116,700.00
Opus North Corporation	25.89	020-03410-02	\$ 54,900.00
Whitestown Business Center Owners Assoc Inc	25.80	020-03410-03	\$ 61,600.00

2014 (Paid)

Taxes

\$ 965.82
\$ 2,336.62

\$ 1,063.99

\$ 1,195.01

Whitestown Land SR 257
 Whitestown IN
 1,630,000 Square Feet
 Boone County Real Estate Taxes

	2015 Pay 2015	2016 Pay 2017	2017 Pay 2018	2018 Pay 2019	2019 Pay 2020	2020 Pay 2021	2021 Pay 2022	2022 Pay 2023	2023 Pay 2024	2024 Pay 2025
Gross Assessed Value of Property										
Gross Assessed Value of Land	\$ 281,100.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00	\$ 4,830,000.00
Gross Assessed Value of Improvements	\$ 0	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00
Equals Total Gross Assessed Value of Property	\$ 281,100.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00	\$ 50,470,000.00
Minus Deductions	\$ -	\$ -	\$ (43,358,000.00)	\$ (36,512,000.00)	\$ (29,566,000.00)	\$ (22,820,000.00)	\$ (18,256,000.00)	\$ (13,692,000.00)	\$ (9,128,000.00)	\$ (4,564,000.00)
Minus State Supplemental Deductions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equals Subtotal of Net Assessed Value of Property	\$ 281,100.00	\$ 50,470,000.00	\$ 7,112,000.00	\$ 13,958,000.00	\$ 20,904,000.00	\$ 27,650,000.00	\$ 32,214,000.00	\$ 36,778,000.00	\$ 41,342,000.00	\$ 45,904,000.00
Multiplied by Local Tax Rate	0.024542	0.024542	0.024542	0.024542	0.024542	0.024542	0.024542	0.024542	0.024542	0.024542
Equals Gross Tax Liability	\$ 6,898.76	\$ 1,238,634.74	\$ 174,542.70	\$ 342,557.24	\$ 510,571.77	\$ 678,586.30	\$ 790,595.99	\$ 902,605.68	\$ 1,014,615.36	\$ 1,126,625.05
Minus Local Property Tax Credits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus State Homestead Credits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus Savings due to Property Tax Cap	\$ (1,337.32)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minus Savings due to 65 years or old Cap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Property Tax Liability	\$ 5,561.44	\$ 1,238,634.74	\$ 174,542.70	\$ 342,557.24	\$ 510,571.77	\$ 678,586.30	\$ 790,595.99	\$ 902,605.68	\$ 1,014,615.36	\$ 1,126,625.05
Add Drainage SA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Due	\$ 5,561.44	\$ 1,238,634.74	\$ 174,542.70	\$ 342,557.24	\$ 510,571.77	\$ 678,586.30	\$ 790,595.99	\$ 902,605.68	\$ 1,014,615.36	\$ 1,126,625.05

100%

	Year 1 16/17	Year 2 17/18	Year 3 18/19	Year 4 19/20	Year 5 20/21	Year 6 21/22	Year 7 22/23	Year 8 23/24	Year 9 24/25	Year 10 25/26
AV	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00	\$ 45,640,000.00
%	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%
Abatement	\$ 45,640,000.00	\$ 43,358,000.00	\$ 36,512,000.00	\$ 29,566,000.00	\$ 22,820,000.00	\$ 18,256,000.00	\$ 13,692,000.00	\$ 9,128,000.00	\$ 4,564,000.00	\$ -



Katz, Sapper & Miller
800 East 96th Street, Suite 500
Indianapolis, IN 46240

May 3, 2023

Polymer Technology Systems, Inc.
Attn: Rob Knight
4600 Anson Blvd.
Whitestown, IN 46075

RE: Property located at 4600 Anson Blvd., Whitestown, IN 46075

Enclosed are your Forms CF-1/PP and CF-1/Real Property for the assessment date of January 1, 2023. The forms should be signed where indicated. No payment is due at this time. You should mail the return to the Designating Body's office before May 15, 2023. Because the inability to prove timely filing may result in penalties as well as loss of deductions and the ability to amend a return, we strongly encourage you to retain proof of timely mailing.

Your Designating Body is:

Whitestown Town Council
Attn: Jason Lawson, Town Manager
Town of Whitestown Administration Department
Whitestown Municipal Complex
6210 Veterans Drive, Room 500
Whitestown, IN 46075

We prepared the return from information you furnished us without verification. Upon examination of the return by taxing authorities, requests may be made for underlying data. We therefore recommend that you preserve all records which you may be called upon to produce in connection with such an examination.

The taxpayer copies are for your use and should be retained in your files. If you elected to receive your taxpayer copy via the KSM portal you can access it at www.ksmcpa.com. If there are any questions, please contact our office.

Sincerely,

ksm CPAs & Advisors



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

20 23 PAY 20 24

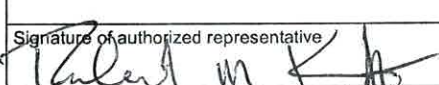
FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, 2023, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer PTS Diagnostics Real Estate Holdings LLC	County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 4600 Anson Blvd., Whitestown, IN 46075	DLGF taxing district number 06019	
Name of contact person Bob Knight	Telephone number (317) 870-5610	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Whitestown Town Council	Resolution number 2018-24	Estimated start date (month, day, year) 4/18/2018
Location of property 4600 Anson Boulevard, Whitestown, IN 46075	Actual start date (month, day, year)	
Description of real property improvements Development of a 135,000SF building on existing parcel number 06-07-26-000-007.000-019 to accommodate the expansion of its research, manufacturing and distribution facility currently located at 7736 Zionsville Road. Parcel was split and the new parcel number is 06-07-26-000-007.008-019.	Estimated completion date (month, day, year) 12/31/2023	
Actual completion date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0	112
Salaries	0.00	9,672,986
Number of employees retained	0	0
Salaries	0.00	0.00
Number of additional employees	194	112
Salaries	17,206,092.80	9,672,986
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	12,100,000	
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	12,100,000*	
Less: Values of any property being replaced		
Net values upon completion of project		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Accounting mgr	Date signed (month, day, year) 5/9/2023

*Actual cost is estimated since PTS was not the developer.

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

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

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

We have reviewed the CF-1 and find that:

- the property owner **IS** in substantial compliance
- the property owner **IS NOT** in substantial compliance
- other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

Time of hearing

- AM
 PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

Approved

Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

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



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

20 <u>19</u> PAY 20 <u>20</u>
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Browning/Duke LLC c/o Duke Realty Corp f/b/o Polymer Technology Systems, Inc. and/or related entities					
Address of taxpayer (number and street, city, state, and ZIP code) 7736 Zionsville Road, Indianapolis, IN 46268					
Name of contact person Mark Morgan			Telephone number (317) 860-8035	E-mail address mmorgan@ptsdiagnocetcs.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council				Resolution number	
Location of property 4656 Anson Boulevard, Whitestown, IN 46075		County Boone		DLGF taxing district number 06019	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Development of a 135,000SF building on existing parcel number 06-07-26-000-007.000-019 to accommodate the expansion of its research, manufacturing and distribution facility currently located at 7736 Zionsville Road.				Estimated start date (month, day, year) 4/18/2018	
				Estimated completion date (month, day, year) 12/31/2023	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 194.00	Salaries \$17,206,092.80
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			12,100,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			12,100,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative				Date signed (month, day, year) 5-APRIL-2018	
Printed name of authorized representative Mark Morgan			Title Chief Financial Officer		

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

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

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

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



RESOLUTION NO. 2018-24

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING REAL PROPERTY AND PERSONAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #2 UNDER INDIANA CODE 6-1.1-12.1**

POLYMER TECHNOLOGY SYSTEMS, INC.

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"), and Resolution Nos. 2006-01 and 2006-03, declared an area which is a part of the Northeast Quarter of Section 26, Township 18 North, Range 1 East, commonly known as the Allpoints at Anson development, as an economic revitalization area and designated such area as the Whitestown ERA #2 (the "ERA #2"); and

WHEREAS, pursuant to Resolution No. 2009-26 of the Town, the term of ERA #2 was extended an additional ten (10) years with a termination date of January 1, 2020; and

WHEREAS, the Town Council has been advised by Polymer Technology Systems, Inc. and/or related entities (collectively, "PTS") and Browning/Duke LLC c/o Duke Realty Corp f/b/o PTS ("Browning/Duke", together with PTS, the "Applicant") of a proposed real property revitalization expansion program (the "Real Property Project") and personal property revitalization expansion program (the "Personal Property Project") on a site within the ERA #2 at 4656 Anson Boulevard in the Town, which is more particularly described in the hereinafter defined Abatement Applications (the "New Site"); and

WHEREAS, the Real Property Project consists of certain real property development or expansion, including the construction on the New Site of a 135,000 square foot building to serve as a new headquarters, research & development laboratory, manufacturing and distribution facility for PTS and the Personal Property Project consists of the installation of additional new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment on the New Site in connection with the Real Property Project; and

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

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

WHEREAS, the New Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Board of Commissioners of Boone County, Indiana (the "Board of Commissioners") and the Board of Commissioners have adopted, or are expected to adopt, a



resolution approving the Abatement Applications; and

WHEREAS, the Town of Whitestown Redevelopment Commission has adopted or will adopt its resolution approving the Abatement Applications; and

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve (i) a seventy percent (70%) seven (7) year real property tax deduction for the Real Property Project and (ii) a ninety percent (90%) ten (10) year personal property tax deduction for the Personal Property Project, pursuant to the Act; and

WHEREAS, the Town Council has, in its Resolution No. 2018-05, adopted on February 14, 2018 (the "Original Resolution"), approved deduction applications for the Project at a different location in the Town, as more particularly described therein (the "Original Site"), and the Town Council finds that the Project should be entitled to the deductions approved in the Original Resolution if located at the Original Site or as herein described if located at the New Site.

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.
2. The Town Council hereby makes the following affirmative findings in regards to the Applications:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature and the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
 - 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 and the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - 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 the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation and the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology



equipment; and

e. the totality of benefits is sufficient to justify the deductions.

3. As an inducement for the Applicant to invest in the New Site, the Applications are hereby approved effective upon adoption of this Resolution and subject to the Applicant meeting the following conditions:

- a. The Applicant shall annually file with the Town Council the required Form CF-1/RE and Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its respective Statements of Benefits (Forms SB-1/ Real Property and SB-1/ Personal Property) as presented to and approved by the Town Council; and
- b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Real Property Project and the Personal Property Project.

4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.

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

6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to (i) deductions for real property taxes for the Real Property Project as provided in Indiana Code 6-1.1-12.1-3 for a period of seven (7) years and (ii) deductions for personal property taxes for the Personal Property Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of ten (10) years, each in accordance with the following abatement schedules:

Real Property Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	70%
2	70%
3	70%
4	70%
5	70%
6	70%
7	70%



Personal Property Tax Abatement Schedule

<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
1	90%
2	90%
3	90%
4	90%
5	90%
6	90%
7	90%
8	90%
9	90%
10	90%

Consistent with Indiana law, the first year of abatement for real property taxes shall commence on the assessment date immediately following the completion of the improvements described in the Form SB-1/ Real Estate and the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/ Personal Property (such forms included in the Applications attached hereto as Exhibit A).



Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 18th day of April, 2018.

TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL

Eric Miller, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



EXHIBIT A

Abatement Applications



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

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

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

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

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

Fees

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

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

1. Name of the company for which real property tax abatement is being requested: Browning/Duke LLC c/o Duke Realty Corp f/b/o Polymer Technology Systems, Inc. and/or related entities

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: Mark Morgan, Chief Financial Officer

Address: 7736 Zionsville Road, Indianapolis, IN 46268

Telephone: 317-860-8035

E-Mail Address: mmorgan@ptsdiagnostics.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: Same as above

Address: _____

Telephone: _____

E-Mail Address: _____

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

a) Street Address: 4656 Anson Blvd, Whitestown, IN 46075

b) Tax Parcel Number(s): 06-07-26-000-007.000-019

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:

Land - \$36,300

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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

No

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

Yes. Polymer's existing location is at 7736 Zionsville Road in Indianapolis, IN.

9. What is the size of the facility to be improved or constructed?

The building to be constructed will be approximately 135,000SF.

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

Please see attachment to application.

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

Please see attachment to application.

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

Yes No

13. What is the anticipated date for construction to begin? April 2018

14. What is the anticipated date for project completion? December 2021

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

Yes No N/A

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

N/A

- b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$12,100,000.00

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 n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

Salaried n/a Average salary (per hour) for salaried positions n/a

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

0

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

0

- c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) The value of benefits are approximately 20% of one's hourly wages.

d) Summary of benefits for existing and new employees.

Polymer provides medical, dental and vision benefits as well as substantial training and development, disability protection, retirement plans, stock ownership opportunities, and paid time off.

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

Skilled 194 Average hourly wage rate for skilled positions \$42.64

Semi-Skilled n/a Average hourly wage rate for semi- skilled positions n/a

Clerical n/a Average hourly wage rate for skilled positions n/a

Skilled n/a Average hourly wage rate for skilled positions n/a

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
194

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

Salaried n/a Average salary (per hour) for salaried positions n/a

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

0

- g) What is the total dollar amount to be spent on new salaries? \$17,206,092.80
- h) Provide schedule for when new employee positions are expected to be filled.
2018 – 154 Employees, 2019 – 10 Employees, 2020 – 10 Employees, 2021 – 10 Employees, 2022 – 10 Employees

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.).

Please see attachment to application.

18. What is the term of the tax abatement requested (maximum 10 years). 7 years

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

We are respectfully requesting an alternate 7 year abatement on real property improvements. Below is a schedule of the proposed alternate 7 year abatement schedule.

Year	% of Assessed Value Exempt From Real Property Taxes
1	70%
2	70%
3	70%
4	70%
5	70%
6	70%
7	70%

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

I. Projected Current Conditions Without Abatement

A. Current Annual Real Property Taxes:	<u>\$872.90</u>
B. Projected 10-Year Total:	<u>\$8,729.00</u>

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes:	<u>\$2,471,800.00</u>
B. Projected 10-Year Abatement:	<u>\$1,211,210.00</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$1,211,210.00</u>
B. Total Taxes to be Paid:	<u>\$1,260,590.00</u>

Note: Attach Worksheets

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

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

While final plans are being determined, it is not anticipated that approvals other than a building permit will be required in order for this headquarters/R&D laboratory/manufacturing and distribution operation to be constructed.

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

Plans are still being developed, but no additional public infrastructure improvement will be required in order for this headquarters/R&D laboratory/manufacturing and distribution operation to be constructed.

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

No _____

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

Please see attachment.

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Whenever possible and when economically competitive, Duke, Browning and PTS Diagnostics endeavor to utilize local suppliers and contractors.

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.

No _____

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.

Yes. The building to be constructed will have a white TPO roof membrane. Also, LED lighting will be used for the building and site.

CHECKLIST OF ATTACHMENTS:

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

ATTACHMENT TO PROPERTY TAX ABATEMENT APPLICATIONS
Polymer Technology Systems, Inc.
4/2/18

Question #4 – Legal Description of the Property

Parcel Number 06-07-26-000-007.000-019
PT NE SE 26-18-1E 23.85A

Question #4 – Map of the Property



Question #10 – Nature of the Company Business

PTS Diagnostics is an innovative point-of-care diagnostics solutions provider that partners with patients and healthcare professionals. In more than 135 countries, PTS Diagnostics designs, manufactures, and markets healthcare diagnostic products for distribution. PTS Diagnostics' signature products include the CardioChek® lipid analyzer, and the A1CNow® family of products.

Question #11 – Proposed Real Estate Improvements and Personal Property Purchases and Installation

PTS was acquired in 2016 and is exploring possible growth options at its operations in California, Florida, and Indiana. The lease for its existing Indianapolis location expires in 2019. If PTS' expansion occurs in Indiana, they will need to construct a new facility, approximately 135,000 SF. PTS would utilize the entire building to be constructed for its lab, manufacturing and distribution operations and equipment necessary to accommodate their growing business needs.

Question #17 – Impact on local community if project does not proceed

Without the new building and move to a new space, the applicant will not be able to operate to its fullest capability. In an industry that is continually evolving, the applicant requires more space than they currently occupy to continue to be a leading innovator in point of care diagnostic solutions.

Question #24 Community Involvement and Funding

Polymer Technology Systems is involved in Indianapolis American Diabetes Association and the Indianapolis Juvenile Diabetes Association. The company encourages employees to engage in civic activities.



Katz, Sapper & Miller
800 East 96th Street, Suite 500
Indianapolis, IN 46240

May 9, 2023

Royal Interpack Midwest, Inc.
Attn: Marcelo Casco
475 Palmyrita Avenue
Riverside, CA 92507

RE: Property located at 4656 Anson Boulevard, Whitestown, IN

Enclosed is Form CF-1/PP for the assessment date of January 1, 2023. Form CF-1/PP should be signed where indicated. No payment is due at this time. You should mail the form to the Designating Body's office before May 15, 2023. Because the inability to prove timely filing may result in penalties as well as loss of deductions and the ability to amend a return, we strongly encourage you to retain proof of timely mailing.

Your Designating Body is:

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

We prepared the return from information you furnished us without verification. Upon examination of the return by taxing authorities, requests may be made for underlying data. We therefore recommend that you preserve all records which you may be called upon to produce in connection with such an examination.

If there are any questions, please contact our office.

Sincerely,

ksm CPAs & Advisors



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE
This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Royal Interpack Midwest, Inc. and/or related entities	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 475 Palmyrita Avenue, Riverside, CA 92507	DLGF taxing district number 06019
Name of contact person Marcelo Casco	Telephone number (951) 787-6925

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Whitestown Town Council	Resolution number 2018-17	Estimated start date (month, day, year) 04/01/2018
Location of property 4656 Anson Boulevard, Whitestown, IN 46075		Actual start date (month, day, year) 04/01/2018
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached for equipment description.		Estimated completion date (month, day, year) 12/31/2024
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0	23
Salaries		0.00	1,262,228.07
Number of employees retained		0	0
Salaries		0.00	0.00
Number of additional employees		130	23
Salaries		5,113,264.40	1,262,228.07

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values before project								
Plus: Values of proposed project								
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL								
Values before project								
Plus: Values of proposed project	6,990,027.00	2,052,041.00					8,537.00	4,780.00
Less: Values of any property being replaced								
Net values upon completion of project	6,990,027.00	2,052,041.00					8,537.00	4,780.00

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Title Controller	Date signed (month, day, year) 5.11.23
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**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 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. 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. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 5 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51704 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

ORIGINAL

FORM SB-1/PP

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

- 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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP 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/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Royal Interpack Midwest, Inc. and/or related entities			Name of contact person Borwei Wong						
Address of taxpayer (number and street, city, state, and ZIP code) 475 Palmyrita Avenue, Riverside, CA 92507				Telephone number (951) 787-8925					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Whitestown Town Council				Resolution number (s)					
Location of property 4656 Anson Boulevard, Whitestown, IN 46075		County Boone		DLGF taxing district number 08019					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Please see attached description of equipment investment.				ESTIMATED					
					START DATE	COMPLETION DATE			
				Manufacturing Equipment	04/01/2018	12/31/2024			
				R & D Equipment					
				Logist Dist Equipment	04/01/2018	12/31/2024			
	IT Equipment	04/01/2018	12/31/2024						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 130	Salaries \$5,113,264.40				
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values								
	Plus estimated values of proposed project								
	Less values of any property being replaced								
Net estimated values upon completion of project									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)						
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative Borwei Wong				Date signed (month, day, year)					
Printed name of authorized representative Borwei Wong			Title Chief Operating Officer						

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____ . *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | | |
|--|------------------------------|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10. | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

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

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

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

 ORIGINAL

Royal Interpack Midwest, Inc.
SB-1 PP Attachment
3/1/18

Investment Information

Investment Schedule:

2018 - \$5,000,000
2019 - \$5,000,000
2020 - \$5,000,000
2021 - \$5,000,000

Investment Type:

Investment of manufacturing, distribution and IT equipment will include recycling lines, conveyors, generators, equipment, work tables, packaging, computers and IT Infrastructure (Wiring, Server Racks, switches, etc.). The breakdown between the three categories is not known at this time.

Job Creation Information

Job Creation Schedule:

2018 - total headcount 60
2019 - total headcount 90
2020 - total headcount 100
2021 - total headcount 110
2022 - total headcount 120
2023 - total headcount 130

 ORIGINAL

RESOLUTION NO. 2018-17

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING PERSONAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #2 UNDER INDIANA CODE 6-1.1-12.1**

ROYAL INTERPACK MIDWEST, INC.

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"), and Resolution Nos. 2006-01 and 2006-03, declared an area which is a part of the Northeast Quarter of Section 26, Township 18 North, Range 1 East, commonly known as the Allpoints at Anson development, as an economic revitalization area and designated such area as the Whitestown ERA #2 (the "ERA #2"); and

WHEREAS, pursuant to Resolution No. 2009-26 of the Town, the term of ERA #2 was extended an additional ten (10) years with a termination date of January 1, 2020; and

WHEREAS, the Town Council has been advised by Royal Interpack Midwest, Inc. and/or related entities (the "Applicant") of a proposed personal property revitalization expansion program (the "Project") on a site within the ERA #2 at 4656 Anson Boulevard in the Town, which is more particularly described in the hereinafter defined Abatement Application (the "Site"); and

WHEREAS, the Project consists of the installation of manufacturing, distribution and IT equipment including recycling lines, conveyors, generators, equipment, work tables, packaging, computers and IT infrastructure (wiring, server racks, switches, etc.) in approximately 130,000 square feet of manufacturing and distribution space on the Site; and

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

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

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Board of Commissioners of Boone County, Indiana (the "Board of Commissioners") and the Board of Commissioners have adopted, or are expected to adopt, a resolution approving the Abatement Application; and

WHEREAS, on March 26, 2018, the Town of Whitestown Redevelopment Commission adopted its resolution approving the Abatement Application with a six (6) year traditional tax abatement schedule;

 ORIGINAL

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a six (6) year traditional personal property tax deduction for the Project, pursuant to the Act.

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

2. The Town Council hereby makes the following affirmative findings in regards to the Abatement Application:

- a. the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
- 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 installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
- 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 installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
- d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment; and
- e. the totality of benefits is sufficient to justify the deductions.

3. As an inducement for the Applicant to invest in the Site, the Abatement Application is hereby approved with the tax abatement schedule approved herein effective upon adoption of this Resolution and subject to the Applicant meeting the following conditions:

- a. The Applicant shall annually file with the Town Council the required Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statement of Benefits (Form SB-1/ Personal Property) as presented to and approved by the Town Council;
- b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction, acquisition and installation of the Project.

4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.

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

6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for personal property taxes for the Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of six (6) years in accordance with the following abatement schedule:

Personal Property Tax Abatement Schedule

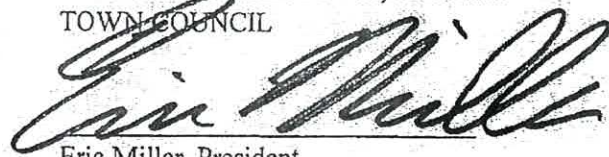
<u>Year</u>	<u>% of Assessed Value Exempt From Personal Property Taxes</u>
1	100%
2	85%
3	66%
4	50%
5	34%
6	25%

Consistent with Indiana law, the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/ Personal Property (such form included in the Abatement Application attached hereto as Exhibit A).

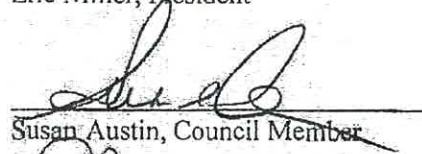
 ORIGINAL

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

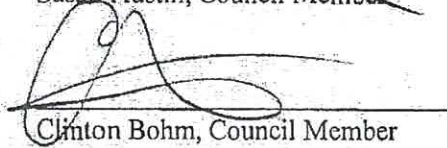
TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL



Eric Miller, President



Susan Austin, Council Member



Clinton Bohm, Council Member



Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:



Matt Sumner, Clerk-Treasurer

 ORIGINAL

EXHIBIT A

Abatement Application

 ORIGINAL

TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR PERSONAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for personal property tax abatement and statement of benefits form (SB-1/PP) 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 installation of the new manufacturing equipment, research and development equipment, logistical distribution equipment and/or information technology equipment, 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
Room 500
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
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/PP) 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/or 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" 30 days following the approval of the abatement (the "Application Fee"). In addition, if the applicant is submitting an application for a personal 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 30 days of notification in

 ORIGINAL

writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

All companies requesting personal 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
Room 500
Whitestown, Indiana 46075
Office: (317)732-4530
Mobile: (317)495-5864
E-Mail: dnorton@whitestown.in.gov

 ORIGINAL

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

1. Name of the company for which personal property tax abatement is being requested: Royal Interpack Midwest, Inc. and/or related entities

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: Borwei Wong, Chief Operating Officer

Address: 475 Palmyrita Avenue, Riverside, CA 92507

Telephone: 951-787-6925

E-Mail Address: borwei.wong@royalinterpack.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: Same as above

Address: _____

Telephone: _____

E-Mail Address: _____

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

a) Street Address: 4656 Anson Boulevard, Whitestown, IN 46075

b) Tax Parcel Number(s): 06-07-26-000-007.005-019

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 equipment at the project location:

\$0.00



ORIGINAL

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

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

No

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

Yes. Royal Interpack currently operates a facility in Anderson, IN.

9. What is the size of the facility in which the equipment will be installed?

Royal Interpack will require approximately 130,000 SF of manufacturing and distribution space.

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company.

Please see attachment to application.

11. On a separate page, briefly describe the equipment to be installed by your company at the project location.

Please see attachment to application.

12. Has the new equipment been installed (Please note that State statute requires applicants to delay installation until after abatement has been granted)?

Yes No

13. What is the anticipated date for installation to begin? April 2018

14. What is the anticipated date for project completion? December 2021 (equipment installation completion date). Job creation goals to be met by December 2023.

15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?

Yes No N/A

ORIGINAL

a) If no, please describe the new functions to be performed by the new equipment:

N/A

b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$20,000,000

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

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

Salaried n/a Average salary (per hour) for salaried positions n/a

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

0

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)

0

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) The value of benefits are approximately 20% of one's hourly wages.

d) Summary of benefits for existing and new employees.

Royal Interpack provides medical, dental and vision benefits as well as substantial training and development, and paid time off.

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

Skilled 130 Average hourly wage rate for skilled positions \$18.91

Semi-Skilled n/a Average hourly wage rate for semi- skilled positions n/a

Clerical n/a Average hourly wage rate for skilled positions n/a

Skilled n/a Average hourly wage rate for skilled positions n/a

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)

130

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

Skilled n/a Average hourly wage rate for skilled positions n/a

Semi-skilled n/a Average hourly wage rate for semi-skilled positions n/a

Clerical n/a Average hourly wage rate for clerical positions n/a

- g) What is the total dollar amount to be spent on new salaries? \$5,113,264.00
- h) Provide schedule for when new employee positions are expected to be filled.

Year	Net New Employees
2018	60
2019	30
2020	10
2021	10
2022	10
2023	10
TOTAL	130

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

Please see attachment to application

18. What is the term of the tax abatement requested (maximum 10 years). 7 years

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

We are respectfully requesting an alternate 7 year abatement on personal property investment. Below is a schedule of the proposed alternate 7 year abatement schedule.

Year	% of Assessed Value Exempt From Personal Property Taxes
1	70%
2	70%
3	70%
4	70%
5	70%
6	70%
7	70%

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

I. Projected Current Conditions Without Abatement

A. Current Annual Personal Property Taxes:	<u>\$0.00</u>
B. Projected 7-Year Total:	<u>\$0.00</u>

II. Projected Conditions With Abatement

A. Projected 7-Year Personal Property Taxes:	<u>\$1,529,550.00</u>
B. Projected 7-Year Abatement:	<u>\$909,820.00</u>

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated:	<u>\$909,820.00</u>
B. Total Taxes to be Paid:	<u>\$619,730.00</u>

Note: Attach Worksheets

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

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

While final plans are being determined, it is anticipated that no additional approvals or permits will be required for the project.

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

Plans are still being developed, but at this time, there are no known additional public infrastructure improvements required for completion of this project.

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. No

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

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Whenever possible and economically competitive both Duke and Royal Interpack endeavor to utilize local suppliers and contractors.

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.

No

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 nature of Royal Interpack's business is "green" - as they recycle plastics into shell food containers. As it relates to their real estate improvements and investment, whenever possible and economically feasible, "green" technology is considered.

CHECKLIST OF ATTACHMENTS:

- _____ Application Fee (\$1,000)
- _____ Completed Memorandum of Understanding
- _____ Completed Form SB-1/PP
- _____ Legal Description of Project Site
- _____ Area Map of Project Site
- _____ Description of (i) Product(s) Manufactured, (ii) Research and Development, (iii) Product Distribution and/or (iv) Information Technology Conducted, at Site
- _____ Description of Equipment to be Installed at Site
- _____ Description of Impact on Business if Equipment not Installed
- _____ Worksheets for Abatement Calculation

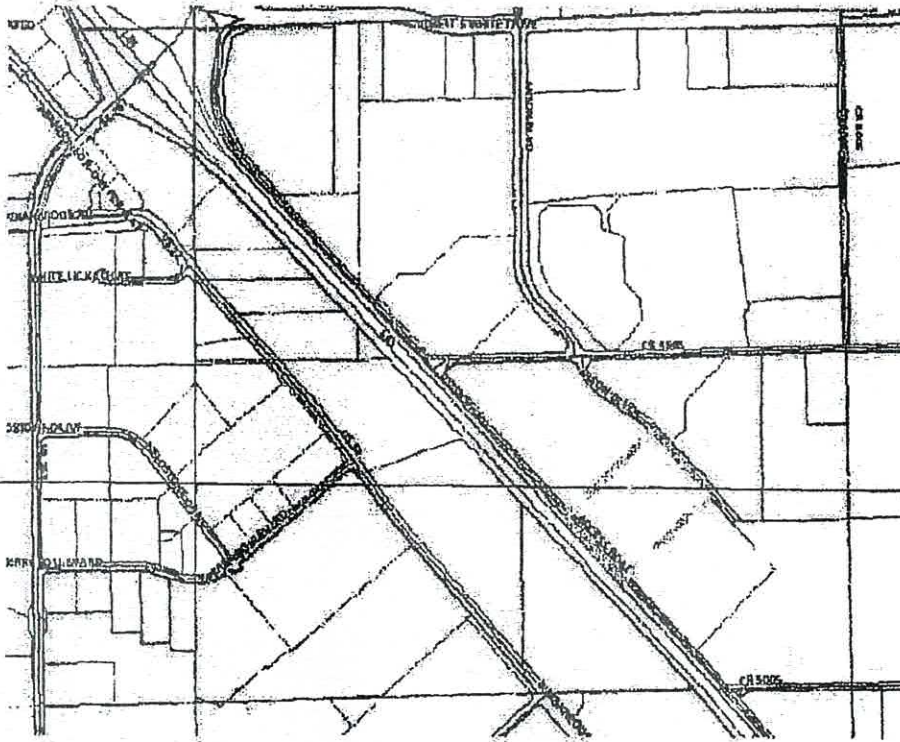
 ORIGINAL

ATTACHMENT TO PERSONAL PROPERTY TAX ABATEMENT APPLICATION
Royal Interpack Midwest, Inc.
3/1/2018

Question #4 – Legal Description of the Property

Parcel Number 06-07-26-000-007.005-019
PT NE SE 26-18-1E 14.29A

Question #4 – Map of the Property



Question #10 – Nature of the Company Business

Royal Interpack Midwest, Inc. is a member of the Thailand-based Royal Group. Headquartered in Riverside, California, Royal Interpack operates a fully integrated PET bottle recycling plant and an FDA-approved extrusion and thermoforming operation.

Royal Interpack is a major player in the evolution of fresh food packaging, delivering more convenient solutions for their customers and their customers' markets. As Royal Interpack continues to aggressively expand its business, they are at maximum capacity at their existing operations center in Anderson (IN), and are currently evaluating their real estate strategy to accommodate future growth. This operations center will produce shell containers for fruits, vegetables, bakery, deli and other food items that are then sold to processors, packers and distributors.

 ORIGINAL

Question #11 – Proposed Personal Property Purchases and Installation

In Whitestown, Royal Interpack is considering leasing the remaining space of the Telamon Building on Anson Boulevard. This would allow Interpack to immediately increase production capacity and also have room to add additional production lines to accommodate increased demand. In addition to the real estate investment, Royal Interpack will be investing \$20M in new production lines and distribution equipment to accommodate their growing business needs.

Question #17 – Impact on local community if project does not proceed

Royal Interpack is currently landlocked at their existing Indiana operation. Without the possibility of expansion into a new location and making a significant investment in production equipment, Royal Interpack's business will become stagnant and unsustainable. In addition to the property investment, this project will also bring 130 jobs to Whitestown.

Question #24 Community Involvement and Funding

Royal Interpack is an environmentally conscious, recycling operation whose goal is to be a company its production team appreciates being a part of and strives to be a model corporate citizen.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP
20 23 Pay 20 24

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Schafer Powder Coating, Inc. and/or affiliated entities		County Boone
Address of Taxpayer (number and street, city, state, and ZIP code) 5450 Industrial Court, Whitestown, IN 46075		DLGF Taxing District Number 06020
Name of Contact Person Mark Schafer	Telephone Number (317) 228-9987	Email Address

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Whitestown Town Council	Resolution Number 2020-03	Estimated State Date (month, day, year) 4/1/2020
Location of Property 5446, 5448, and 5450 Industrial Court, Whitestown, IN 46075		Actual Start Date (month, day, year) 4/1/2020
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. See attached.		Estimated Completion Date (month, day, year) 12/31/2021
		Actual Completion Date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0	63
Salaries	0.00	3,121,708.31
Number of Employees Retained	0	0
Salaries	0.00	0.00
Number of Additional Employees	64	63
Salaries	2,481,356.80	3,121,708.31

SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 5,529,665	\$ 2,609,177	\$	\$	\$	\$	\$ 134,256	\$ 63,715
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative 	Title President	Date Signed (month, day, year) 5-12-23
--	---------------------------	--

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

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

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

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

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body

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

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

CF-1/PP Attachment

Investment of manufacturing, distribution and IT equipment will include but not limited to painting and washing lines, conveyors, generators, work tables, packaging, computers and IT infrastructure (wiring, server racks, switched, etc.). The exact breakdown between the three categories is not known at this time - total budget is \$5,500,000.



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**
Slate Form 51764 (R4/11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1/PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-12.1-5.1.

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERAJ with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1, M2, 1-5, 6)
- For a Form SB-1/PP 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/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1, 1012.1, 17)

Name of taxpayer Schafer Powder Coating, Inc. and/or affiliated entities		Name of contact person Mark P. Schafer						
Address of taxpayer (number and street, city, state and ZIP code) 4518 West 99th Street, Carmel, IN 46032		Telephone number (317) 228-9987						
Name of designating body Whitestown Town Council		Resolution number (s)						
Location of property 5446, 5448, and 5450 Industrial Court, Whitestown, IN 46075		County Boone						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Investment of manufacturing, distribution and IT equipment will include but not limited to painting and washing lines, conveyors, generators, work tables, packaging, computers and IT Infrastructure (wiring, server racks, switched, etc.). The exact breakdown between the three categories is not known at this time - total budget is \$5,500,000.		ESTIMATED						
		START DATE COMPLETION DATE						
		Manufacturing Equipment	04/01/2020	12/31/2021				
		R & D Equipment						
		Logist Dist Equipment	04/01/2020	12/31/2021				
IT Equipment	04/01/2020	12/31/2021						
Current number	Salaries 0	Number retained	Salaries 0					
		Number added 64	Salaries \$2,481,356.80					
NOTE: Pursuant to IC 6-1.1-12.1-5.1(d)(2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values							
	Plus estimated values of proposed project							
	Less values of any property being replaced							
Net estimated values upon completion of project								
Estimated solid waste converted (pounds)				Estimated hazardous waste converted (pounds)				
Other benefits:								
I hereby certify that the information in this statement is true.								
Signature Mark P. Schafer						Date signed (month, day, year) 07-11-20		
Printed name of authorized representative Mark P. Schafer						Title President		

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years • (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

8. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-U-12.j-18
2. Installation of new research and development equipment:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Check box if an enhanced abatement was approved for one or more of the following types.</i>
3. Installation of new logistical distribution equipment:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Installation of new information technology equipment:	<input type="checkbox"/> Yes <input type="checkbox"/> No	

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value or \$ _____ (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____ (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____ (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value or \$ _____ (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-16
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10	Number of years approved: _____
					(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (Signature and title of authorized member of designating body) _____ Telephone number _____ Date signed: month/day, year _____

Printed name of authorized member of designating body	Name of designating body
Attested by: (Signature and title of attester)	Printed name of attester

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

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

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

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

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

ORIGINAL

RESOLUTION NO. 2020-03

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

SCHAFFER POWDER COATING, INC.

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1 (the "Act") and Resolution No. 2005-01, declared an area which is situated within the Town consisting of approximately 188 acres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, State Road 267 and I-65, partly in Perry Township and partly in Worth Township, as an economic revitalization area and designated as the Whitestown ERA #1 (the "ERA #1"); and

WHEREAS, the Town Council has received from Schaffer Powder Coating, Inc. and or its affiliates ("Schaffer Powder Coating") the Application for Personal Property Tax Abatement, including a Statement of Benefits on Form SB-1 / PP, attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application"); and

WHEREAS, the Town Council has been advised by Schaffer Powder Coating of a proposed project consisting primarily of the installation of new manufacturing, distribution and IT equipment including but not limited to painting and washing lines, conveyors, generators, work tables, packaging, computers and IT infrastructure (wiring, server racks, switched, etc.) (collectively, the "Project"), all of which is more particularly described in the Abatement Application; and

WHEREAS, pursuant to and as more particularly described in the Abatement Application, Schaffer Powder Coating will undertake the Project on real estate leased or owned by it consisting of the building at Perry Industrial Park III, Section 1, Lot 5 (Parcel# 06-07-35-000-002.001-020) (the "Site"), which Site is included in the ERA #1; and

WHEREAS, Schaffer Powder Coating anticipates increases in the assessed value of its personal property by reason of the Project and has requested a six (6) year personal property tax abatement with respect to such anticipate increases; and

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

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a six (6) year personal property tax abatement for the Project pursuant to the Act;

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

1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this resolution and the deductions approved hereunder.

2. The Town Council hereby makes the following affirmative findings in regards to the Abatement Application:

- a. the estimate of the cost of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type;
- 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 installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
- 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 installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment;
- d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment; and
- e. the totality of benefits is sufficient to justify the deductions.

3. As an inducement for Schafer Powder Coating to invest in the Project, the Abatement Application is hereby approved effective upon adoption of this resolution and subject to Schafer Powder Coating meeting the following conditions:

- a. Schafer Powder Coating shall annually file with the Town Council the required Form CF-1/PP, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statement of Benefits (Form SB-1/PP) as presented to and approved by the Town Council; and
- b. Schafer Powder Coating shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Project.

4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this resolution.

5. The provisions of this resolution shall be subject in all respects to the Act and any amendments thereto.


6. This resolution shall take effect upon its adoption and shall entitle Schafer Powder Coating to deductions for personal property taxes for the Project as provided in Indiana Code 6-1.1-12.1-4.5 for a period of six (6) years in accordance with the following abatement scheduled:

Year	% of Assessed Value Exempt From Personal Property Taxes
1	100%
2	85%
3	70%
4	55%
5	40%
6	25%

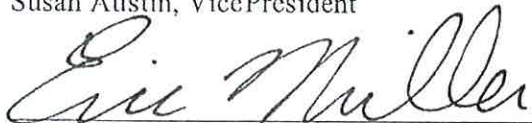
Consistent with Indiana law, the first year of abatement for personal property taxes shall commence on the assessment date immediately following installation of the new manufacturing equipment, new logistical distribution equipment, and/or new information technology equipment as described in the Form SB-1/PP (such form included in the Abatement Application attached hereto as Exhibit A).

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 12th day of February, 2020.

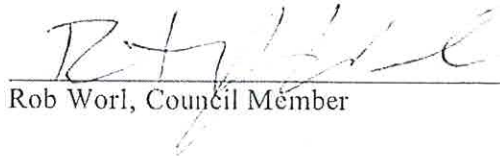
TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL


Clinton Bohm, President


Susan Austin, VicePresident


Eric Miller, Council Member


Jeff Wishek, Council Member


Rob Worl, Council Member

ATTEST:

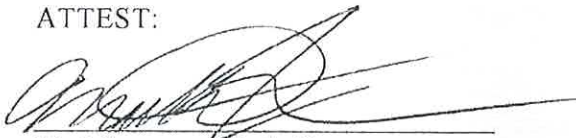

Matt Sumner, Clerk-Treasurer

EXHIBIT A

Tax Abatement Application

TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR PERSONAL PROPERTY TAX ABATEMENT

Instructions and Procedures

Indiana state law requires that this application for personal property tax abatement and statement of benefits form (SB-1/PP) 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 installation of the new manufacturing equipment, research and development equipment, logistical distribution equipment and/or information technology equipment, for which tax abatement is being requested.

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

Town of Whitestown
Attn: Mr. Jason Lawson, Town Manager
6210 Veterans Drive
Room 500
Whitestown, Indiana 46075
Office: (317) 732-4530
Mobile: (317) 450-5113
E-Mail: jlawson@whitestown.in.20v

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/PP) 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/or 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" 30 days following the approval of the abatement (the "Application Fee"). In addition, if the applicant is submitting an application for a personal 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 30 days of notification in

writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

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

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

Town of Whitestown
Attn: Mr. Jason Lawson, Town Manager
6210 Veterans Drive
Room 500
Whitestown, Indiana 46075
Office: (317) 732-4530
Mobile: (317) 450-5113
E-Mail: jlawson@whitestown.in.gov

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

1. Name of the company for which personal property tax abatement is being requested: Schafer Powder Coating, Inc and/or affiliated entities

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: Mark Schafer, President

Address: 4518 West 991!! Street, Carmel, IN 46032

Telephone: 317-228-9987

E-Mail Address: MPSchafer@schaferpowdercoating.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: Mark Schafer, President

Address: 4518 West 991!! Street, Carmel, IN 46032

Telephone: 317-228-9987

E-Mail Address: MPSchafer@schaferpowdercoating.com

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

a) Street Address: 5446, 5448, and 5450 Industrial Court, Whitestown, IN 46075

b) Tax Parcel Number(s): 020-02280-05, Alt Parcel: 06-07-35-000-002.001-020

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 equipment at the project location: N/A

6. Has this project or tax abatement request been discussed with the President of the Whitestown Redevelopment Commission and/or President of the Whitestown Town Council? Yes _____ No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?

No, the company does not current conduct manufacturing operations at this location.

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

Yes. Schafer Powder Coatings currently operates out of a facility in Carmel, IN.

9. What is the size of the facility in which the equipment will be installed?

Per the real estate marketing brochure (attached), the building size is 1 00,051 SF

10. On a separate page, briefly describe the (i) product(s) manufactured, (ii) research and development conducted, (iii) the product distribution and/or (iv) the information technology conducted, by your company.

Please see the attachment.

11. On a separate page, briefly describe the equipment to be installed by your company at the project location.

Please see the attachment.

12. Has the new equipment been installed (Please note that State statute requires applicants to delay installation until after abatement has been granted)?

____ Yes No

13. What is the anticipated date for installation to begin? 4/1/2020

14. What is the anticipated date for project completion? 12/31/2021

15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?

____ Yes ____ No ___ N/A

a) If no, please describe the new functions to be performed by the new equipment: N/A

- b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? \$5,500,000
16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested:

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

Skilled <u>N/A</u>	Average hourly wage rate for skilled positions <u>N/A</u>
Semi-skilled <u>N/A</u>	Average hourly wage rate for semi-skilled positions <u>N/A</u>
Clerical <u>N/A</u>	Average hourly wage rate for clerical positions <u>N/A</u>
Salaried <u>N/A</u>	Average salary (per hour) for salaried positions <u>N/A</u>
TOTAL NUMBER OF EXISTING EMPLOYEES (pennant and full-time)	
<u>0</u>	

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

Skilled <u>N/A</u>	Average hourly wage rate for skilled positions <u>N/A</u>
Semi-skilled <u>N/A</u>	Average hourly wage rate for semi-skilled positions <u>N/A</u>
Clerical <u>N/A</u>	Average hourly wage rate for clerical positions <u>N/A</u>
TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)	
<u>0</u>	

- c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) The value of benefits are approximately 20% of one's hourly wages.

- d) Summary of benefits for existing and new employees.

Schafer provides medical, dental, vision, 401(k) and life insurance benefits as well as substantial training and development, and paid time off.

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

Skilled 2	Average hourly wage rate for skilled positions <u>\$31.65</u>
Semi-skilled <u>56</u>	Average hourly wage rate for semi-skilled positions <u>\$17.29</u>
Clerical 1	Average hourly wage rate for clerical positions <u>\$18.00</u>
Salaried Z	Average salary (per hour) for salaried positions <u>190.87</u>

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)

64

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

Skilled <u>N/A</u>	Average hourly wage rate for skilled positions <u>N/A</u>
Semi-skilled <u>N/A</u>	Average hourly wage rate for semi-skilled positions <u>N/A</u>
Clerical <u>N/A</u>	Average hourly wage rate for clerical positions <u>N/A</u>
Salaried <u>N/A</u>	Average salary (per hour) for salaried positions <u>N/A</u>

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

0

- g) What is the total dollar amount to be spent on new salaries? \$2,481,356.80
- h) Provide schedule for when new employee positions are expected to be filled.

2021 - 64 Employees

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

Please see the attachment.

18. What is the term of the tax abatement requested (maximum 10 years). 6 Years

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

Year	% of Assessed Value Exempt From Personal Property Taxes
1	100%
2	85%
3	70%
4	55%
5	40%
6	25%

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

I. Projected Current Conditions Without Abatement

A. Current Annual Personal Property Taxes: \$0.00
 B. Projected 10-Year Total: \$0.00

II. Projected Conditions With Abatement

A. Projected 10-Year Personal Property Taxes: \$478,700
 B. Projected 10-Year Abatement: \$210,770

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated: \$210,770
 B. Total Taxes to be Paid: \$267,930

Note: Attach Worksheets

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

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

22. Will additional public infrastructure/facilities be required? If so, please explain in detail costs/funding source and schedule for construction. No.
23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. No.
24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future. Please see the attachment.
25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Minimal purchases will be made from local vendors as it relates to the personal property to be purchased.
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. No.
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. Powder Coating is a green technology as the process does not generate harmful solvents or airborne pollutants.

CHECKLIST OF ATTACHMENTS:

1. Application Fee (\$2,000)
2. Completed Memorandum of Understanding Completed Form SB 1/PP
3. Legal Description of Project Site Area Map of Project Site
4. Description of (i) Product(s) Manufactured, (ii) Research and Development, (iii) Product Distribution and/or (iv) Information Technology Conducted, at Site
5. Description of Equipment to be Installed at Site
6. Description of Impact on Business if Equipment not Installed Worksheets for Abatement Calculation

I hereby certify that the information and representations on and included with this application for Personal 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 Fann SB. I/PP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

Michael Schep
Signature of Owner or Authorized Representative

President, Schafer Powder Coating
Title

01-20-20
Date

sTATE or InchonIL)
COUNTY OF Acxnoh.)

SS:

Before me, the undersigned Notary Public, this 00 day of April, 2020, personally appeared Michael Schep and acknowledged the execution of the foregoing application for personal property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Afvp&G--
Valerie Gouwin Notary Public
Residing in Harilton County, Indiana

My commission expires:

9/26/23



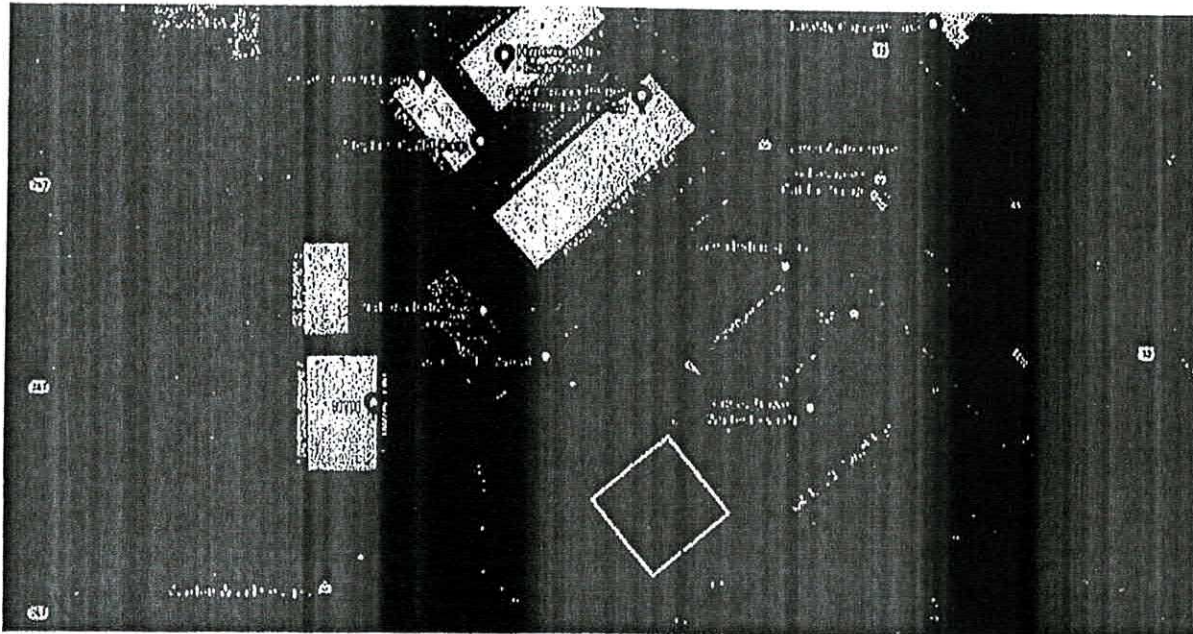
My commission # 572811

ATTACHMENT TO PERSONAL PROPERTY TAX ABATEMENT APPLICATION
Schafer Powder Coating, Inc.
1/17/2020

Question #4 - Legal Description of the Property

Parcel Number 06-07-35-000-002.001-020
PERRY INDUSTRIAL PARK III SEC 1 LOT 5

Question #4- Map of the Property



Parcel 06-07-35-000-002.001-020
industrial court-where new
building is located

Question #10 - Brief Description of Business Operations Conducted by the Company

Schafer Powder Coating, Inc. offers its customers a consistent, high-quality, powder coating service. Specializing in medium to large production runs, Schafer combines technical expertise with modern equipment to meet customers' toughest requirements. Frequently the parts Schafer coats have critical surfaces that must be kept free of coating, in which case Schafer will purchase, and/or design and acquire masking materials that will ensure coatings are applied only where required.

The Schafer process includes a six-stage iron phosphate pretreatment washer - the stages are: Alkaline Clean, Rinse, Iron Phosphate, Rinse, Non-Chrome Seal Rinse, and Deionized Water Halo Rinse. These stages ensure optimal long-term coating adhesion and corrosion resistance. Industries and components Schafer works with include: Automotive, Pipe/Tubing, Ornamental Railing and Fence, Computer Cabinets, Stampings, Sheet Metal Fabrications and Weldments, Lighting, Furniture, Die Cast parts, Sports equipment, Lawn And Garden Equipment, any metal substrate that will withstand a 350° temperature.

Question It11 - Proposed Personal Property Purchases and Installation

In Whitestown, Schafer is considering leasing the Becknell owned building at 5450 Industrial Court. Schafer is currently at maximum capacity at the existing facility in Carmel. This project would allow Schafer to immediately increase production capacity and also have room to add additional production lines and service offerings to accommodate increased demand for their processes. In addition to the real estate investment, Schafer will be investing an estimated \$5.5M in new production lines and distribution equipment to accommodate growing business needs.

Question #17- Impact on business if new equipment is not installed

Schafer is currently at maximum capacity at its existing facility in Carmel. Without the possibility of expansion into a new location and making a significant investment in production equipment, the business risks becoming stagnant and unsustainable. In addition to the property investment, this project will also bring 64 jobs to Whitestown.

Question It24 Community Involvement and Funding

Schafer Powder Coating is an environmentally conscious business that strives to be a model corporate citizen and that has as one of its goals to be a company its production team appreciates being a part of.

13ECKNEI I

WAREHOUSE/DISTRIBUTION SPACE AVAILABLE

Whitestown, IN 46075

BUILDING SPECIFICATIONS

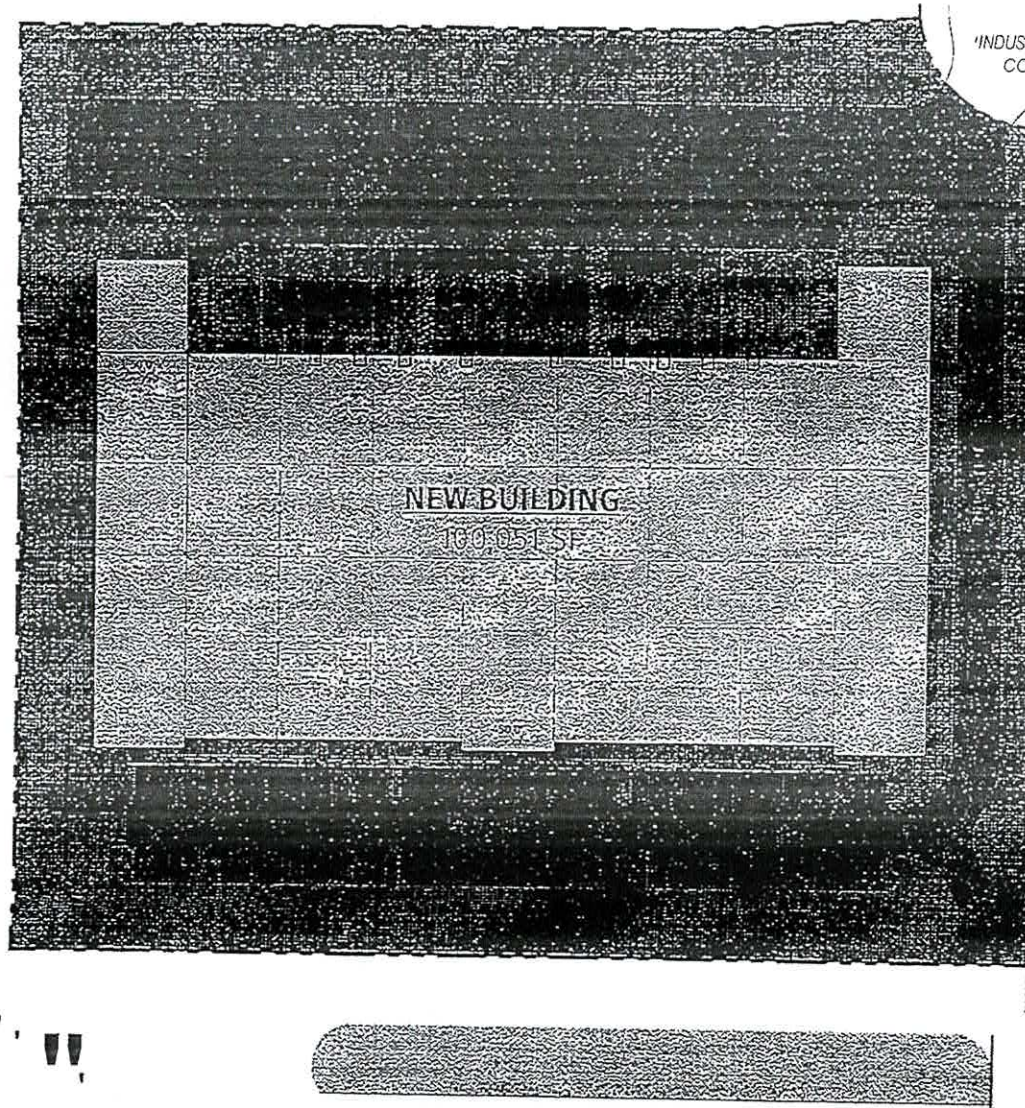
- Building Size: 100,051 SF Total
- Building Dimensions: 450' x 210'
- Office: Build-to-Suit
- Site: ±6.3 acres
- Zoned I-1
- Pre-cast Concrete Construction
- Column Spacing: 50' x 50'
- Clear Height: 32'
- 30,000 # Airbag Dock Levelers
- Exterior Docks: 10 (Expandable to 21)
- Drive-in Doors: 2
- Truck Court: 135'
- Car Parking: 84 Spaces
- Sprinkler: ESFR System
- Roof: 45 mil white TPO
- Floor: 7" Unreinforced Slab
- Electrical: Two Separate 800 Amp
- Lighting: LED Lighting with Motion Sensors

SITE UTILITIES

(All utilities available onsite)

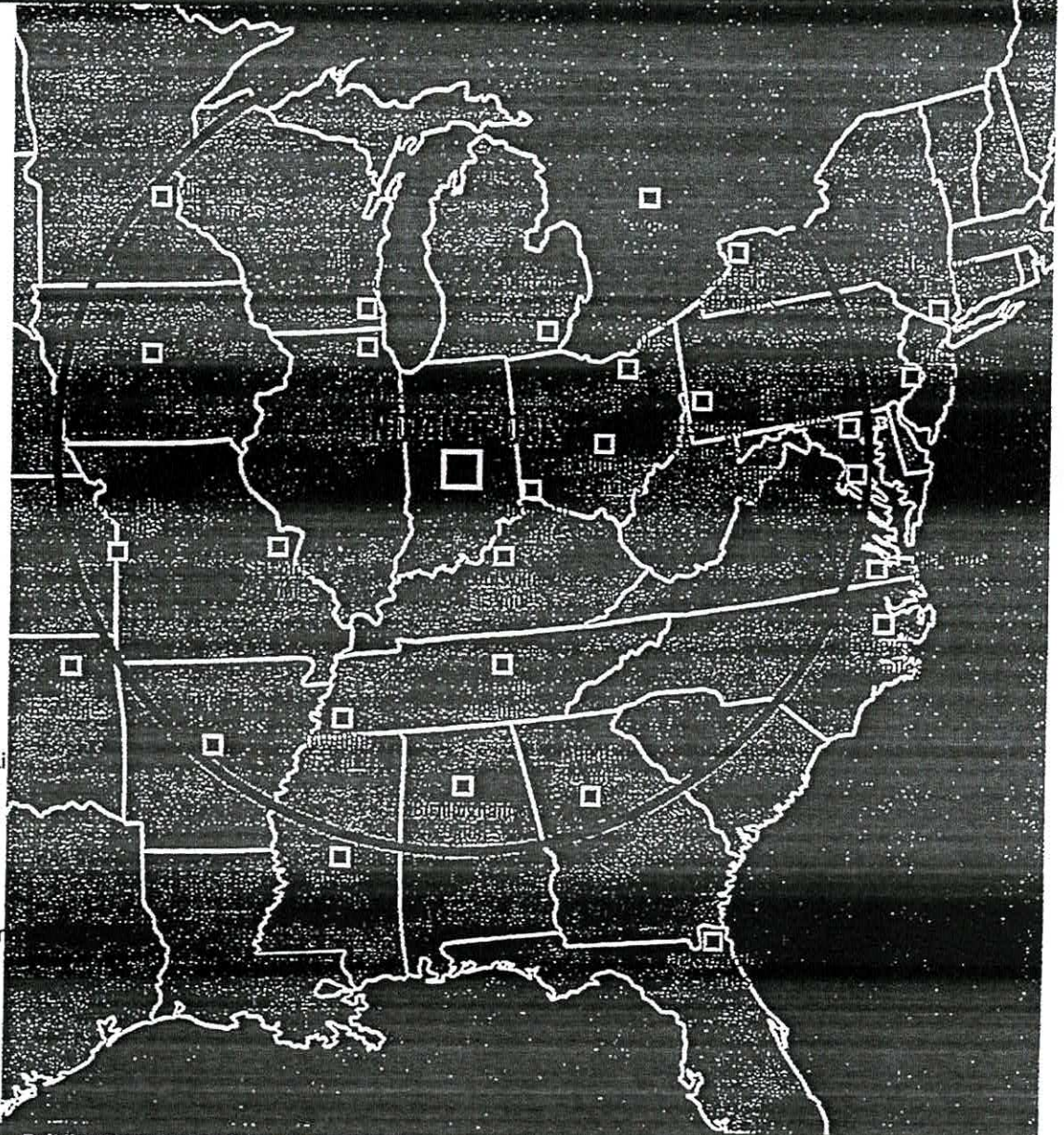
Electric: Indianapolis Power and Light
Gas: Vectren

Water: Whitestown Municipal Utilities

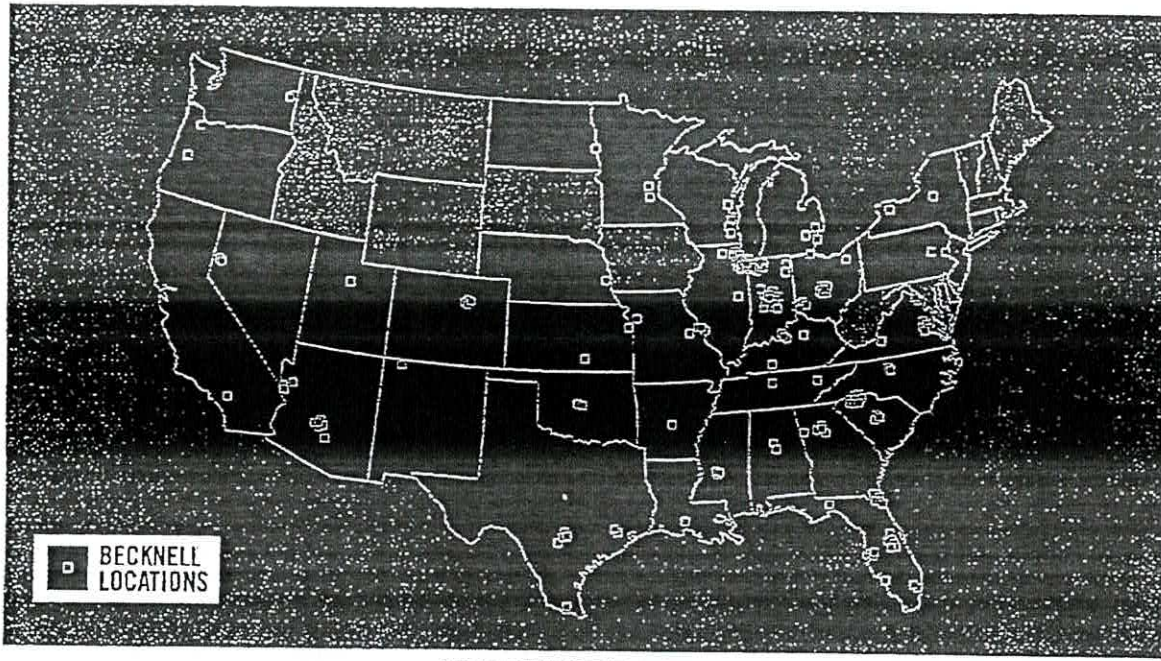


THE INDIANAPOLIS ADVANTAGE

- Known as the Crossroads of America, more interstate highways, including I-65, I-69, I-70 and I-74, converge in Indianapolis than any other city in the United States.
- Indianapolis is the most centrally located city in the United States; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation-truck, rail, air and water. Indianapolis is home to the second largest FedEx hub in the world.
- The new **intermodal facility** in downtown Indianapolis allows cargo to travel from Asia to Indiana nonstop. This facility is expected to reduce supply chains by as much as one full week—having a rail route that bypasses Chicago means a container of goods could make it from Asia to Indy in as little as 20 days.
- Indiana is the **Best State for Business** in the Midwest and #5 in the nation. (Chief Executive Magazine, 2018)
- Indiana is #1 in the Midwest and #2 in the nation for **Best Infrastructure**. (CNBC, 2018)
- Indianapolis is #5 on the list of **Best Affordable Places to Live** in the U.S. (U.S. News and World Report, 2018)
- Indiana is #2 in Cost of Doing Business (CNBC, 2018)
- Indiana is #1 in the Midwest and #7 in the nation in the **Top States for Doing Business**. (Chief Executive magazine, 2015)
- Indiana offers the **Best Business Tax Climate** in Midwest and #10 in the Nation. (Tax Foundation, 2018)
- Indiana is one of the **Top 10 Most Entrepreneur Friendly States**. (SBE Council, 2017)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (S&P, Fitch and Moody's)



131:CRINI: I



REPRESENTATIVE CLIENTS:



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International



SUNBELT®
RENTALS

Drivetrain

MATTRESSEIR;

Automotive

Veritiv

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BECKNELL INDUSTRIAL 317.669.6000 WWW.BECKNELLINDUSTRIAL.COM

ABOUT BECKNELL

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns interest in nearly 24 million square feet of industrial properties representing over \$1.7 billion
- Long-term owners-not merchant builders
- Portfolio Characteristics
 - 148 industrial properties
 - Located in 33 states
 - 96.4% leased (in-service)
 - Average building age 15 years
- Services provided
 - Site Selection/Site Design
 - Architecture/Building & Interior Design
 - Engineering
 - Construction
 - Property Management
- Access to capital
 - No financing contingencies
 - \$100 million unsecured line of credit



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

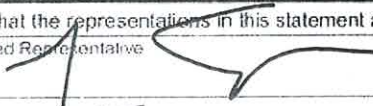
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6

FORM CF-1 / PP

20 23 Pay 20 24

- INSTRUCTIONS:**
1. Properly owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Weaver Popcorn Company, Inc.						County Boone		
Address of Taxpayer (number and street, city, state, and ZIP code) 4485 S Perry Worth Road, Whitestown, IN 46075						DLGF Taxing District Number 06019		
Name of Contact Person Debbie Dillinger c/o Deloitte Tax LLP				Telephone Number (412) 338-7448		Email Address ddillinger@deloitte.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Whitestown Redevelopment Commission				Resolution Number 2022-23		Estimated State Date (month, day, year) 6/1/2022		
Location of Property 4485 S Perry Worth Road, Whitestown, IN 46075						Actual Start Date (month, day, year)		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired Manufacturing equipment used for popcorn manufacturing/storage/handling						Estimated Completion Date (month, day, year) 10/31/2022		Actual Completion Date (month, day, year)
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			538			289		
Salaries			28,139,987			18,868,223		
Number of Employees Retained								
Salaries								
Number of Additional Employees			538			289		
Salaries			28,139,987			18,868,223		
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 10,000,000	\$ 819,190	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 25,000,000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 43,000,000	\$ 819,190	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 59,863,383	\$ 19,434,933	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 20,203,664	\$ 8,081,546	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 70,067,047	\$ 27,516,479	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1		ACTUAL		
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title CFO		Date Signed (month, day, year) 5/6/23		

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

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

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor

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

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/>	Approved		<input type="checkbox"/>	Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)					
Signature of Authorized Member			Date Signed (month, day, year)		
Attested By			Designating Body		

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

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



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 517A-4 (R01/1-21)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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 6-1.1-12.1-8.1.

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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying eligible equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CP-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an amortement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the amortement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Weaver Popcorn Manufacturing, Inc.		Name of contact person Tim Ingle						
Address of taxpayer (number and street, city, state, and ZIP code) 4485 S. Perry Worth Rd, Whitestown, IN 46075		Telephone number (317) 379-1288						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Whitestown Redevelopment Commission		Resolution number (s) N/A						
Location of property 4485 S. Perry Worth Rd, Whitestown, IN 46075		County Boone		OLGF taxing district number 020				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) See attached.		ESTIMATED						
				START DATE	COMPLETION DATE			
		Manufacturing Equipment		06/20/2002	10/01/2022			
		R & D Equipment						
		IT Equipment						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current Number 538	Salaries 66	Number Retained 538	Salaries 66	Number Additional 0	Salaries 0			
SECTION 4		ESTIMATED TOTAL COST OR VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values	18,000,000	819,190					
	Plus estimated values of proposed project	25,000,000						
Less values of any property being replaced								
Net estimated values upon completion of project	43,000,000	819,190						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMOTED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		0.00		Estimated hazardous waste converted (pounds)		0.00		
Other benefits: N/A								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 				Date signed (month, day, year) 5/13/22				
Printed name of authorized representative Tim Ingle				Title COO				

Form 103-EL Attachment

<u>Asset ID</u>	<u>Date Acquired</u>	<u>Description</u>	<u>Cost</u>
003467	9/25/2022	Anson Landscaping Upda	73,726
003469	8/18/2022	Anson Office Furniture	116,995
003475	6/30/2022	MW Additional Outlets	10,639
003486	5/10/2022	AN Power Drops	16,713
003487	5/31/2022	AN O2 Sensor	8,840
003488	3/16/2022	AN Duct Work	11,197
003489	3/24/2022	AN RTE Kettles	50,890
003490	8/29/2022	An Douglas Washers	143,907
003491	4/7/2022	AN Douglas Washers	43,818
003493	4/8/2022	AN Tubes and Spindle	31,790
003494	8/10/2022	AN Casepacker Printers	76,589
003497	9/20/2022	AN .65 Forming Tubes&R	28,469
003500	8/24/2022	VB PD Pump	7,441
003503	3/24/2022	AN Spindle/Forming Tube	31,277
003507	2/1/2022	AN Time Clocks	91,331
003512	1/27/2022	AN Retrofit Unwind Dance	219
003513	1/25/2022	AN 14oz Forming Tubes	11,450
003516	8/31/2022	AN Douglas Washer Kitch	106,736
003520	9/22/2022	AN XFD METAL DETECT	331,879
003522	7/29/2022	AN CORN SILO AIRLOCK	18,838
003523	1/28/2022	AN MW INSULATION BLA	12,550
003524	2/24/2022	AN MW FUJI FIN SEAL	13,444
003525	9/20/2022	AN HC HOLE PUNCH RE	97,799
003527	3/6/2022	IN RACKING SPRINKLER	272,503
003528	2/16/2022	AN RECIRCULATION OIL	41,600
003530	7/11/2022	VB SPEED DOOR	15,157
003533	9/30/2022	AN EMPLOYEE EXPERIE	3,209,558
003534	7/26/2022	AN CARTONER LUG CH	50,901
003537	3/7/2022	AN VOTATOR FLOW ME	12,304
003542	5/27/2022	NORTHLAND AND VARI	173,407
003547	5/27/2022	AN EXP DOUGLAS WAS	102,365
003548	3/16/2022	AN EXP NITROGEN	71,519
003551	6/20/2022	VB WAREHOUSING RAC	471,270
003556	6/21/2022	AN COPACK LINES 5-6	232,142
003557	4/5/2022	AN COPACK LINES 5-6	76,707
003558	7/12/2022	AN COPACK LINES 5-6	102,719
003559	8/26/2022	AN INDUCTION POPPER	2,005,844
003561	7/18/2022	VB KETTLE CORN LINE	973,545
003562	4/7/2022	VB KETTLE CORN LINE	561,945
003563	9/27/2022	VB KETTLE CORN LINE	68,517
003564	9/20/2022	INDUCTION POPPER	8,273,672
003565	9/28/2022	VB KETTLE CORN LINE	555,409
003566	7/22/2022	VB KETTLE CORN LINE	54,617
003570	7/11/2022	VB KETTLE CORN LINE	433,855
003571	9/1/2022	VB KETTLE CORN LINE	966,052
003574	7/21/2022	VB KETTLE CORN LINE	75,513
003575	9/23/2022	VB KETTLE CORN LINE	66,206

Total

20,203,864



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1-1-35-9 and IC 6-1-1-12.1-5.6

FORM CF-1 / PP
2023 Pay 2024

- INSTRUCTIONS:**
1. Properly owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1-1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1-1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Weaver Popcorn Company, Inc.		County Boone
Address of Taxpayer (number and street, city, state, and ZIP code) 4485 S Perry Worth Road, Whitestown, IN 46075		DLGF Taxing District Number 06019
Name of Contact Person Debbie Dillinger c/o Deloitte Tax LLP	Telephone Number (412) 338-7448	Email Address ddillinger@deloitte.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Whitestown Redevelopment Commission	Resolution Number 2014-03	Estimated State Date (month, day, year) 4/1/2014
Location of Property 4485 S Perry Worth Road, Whitestown, IN 46075		Actual Start Date (month, day, year)
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Manufacturing equipment used for popcorn manufacturing/storage/handling		Estimated Completion Date (month, day, year) 5/31/2014
		Actual Completion Date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		289
Salaries		18,868,223
Number of Employees Retained		
Salaries		
Number of Additional Employees		289
Salaries		18,868,223

SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 14,880,000	\$ 14,880,000	\$	\$	\$	\$	\$ 120,000	\$ 120,000
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 14,880,000	\$ 14,880,000	\$	\$	\$	\$	\$ 120,000	\$ 120,000
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 99,605,394	\$ 19,434,933	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 99,605,394	\$ 19,434,933	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1-1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of Authorized Representative 	Title CFO	Date Signed (month, day, year) 5/6/23
--	---------------------	---

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

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

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

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

HEARING RESULTS (to be completed after the hearing)

Approved Denied (see Instruction 5 above)

Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	

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

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

Form 103-EL Attachment

<u>Asset ID</u>	<u>Date Acquired</u>	<u>Description</u>	<u>Cost</u>
003423	8/31/2021	Oil Pump	30,000
003511	12/27/2021	AN Vacuum Bag Openers	46,854
003519	12/14/2021	DISCHARGE CONVEYO	28,650
003529	12/27/2021	VB FIRE PUMP	213,830
003532	12/3/2021	AN OIL ROOM COMPUT	27,065
003540	12/1/2021	CRETORS - PA & AN EXP	1,598,431
003560	3/13/2020	INDUCTION POPPER	14,640
003567	10/16/2020	INDUCTION POPPER	56,847
003577	12/31/2021	AN SOUTHEAST EXPAN	44,522
Total			2,060,838



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

State Form 52503 (R20 / 1-23)

Prescribed by the Department of Local Government Finance

JANUARY 1, 2023

FORM 103 - ERA

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1-1-35-9

INSTRUCTIONS:

1. In order to receive a deduction, this schedule must be submitted with a timely filed Form 103-Long.
2. A separate schedule must be completed and attached to Form 103-Long for each approved from SB-1/PP for the abatement.
3. Attach a copy of the applicable Form CF-1 to this schedule. First-time filings must also include the SB-1 and the resolution from the designating body.
4. For any acquisitions included herein since the last assessment date, attach a list of the newly included equipment on Form 103-EL.

SECTION 1		OWNER INFORMATION	
Name of Taxpayer Weaver Popcorn Company, Inc.		Name of Contact Person Debbie Dillinger	
Full Address (number and street, city, state, and ZIP code) 4485 S Perry Worth Road, Whitestown, IN 46075		Email Address of Contact Person ddillinger@deloitte.com	Telephone Number (412) 338-7448
County Boone	Township Worth	Taxing District 06019	Fax Number ()

SECTION 2			ECONOMIC REVITALIZATION AREA INFORMATION		
Name of Body Designating the Economic Revitalization Area Town Council		Resolution Number 2014-03		Length of Abatement (years)	
Date Designation Approved (month, day, year)	Designation Termination Date (month, day, year)	Does Resolution Limit Dollar Amount of Deduction? <input type="checkbox"/> Yes, and limit is based on Equipment <input type="checkbox"/> Cost <input type="checkbox"/> Assessed Value <input type="checkbox"/> No			

SECTION 3		ABATED EQUIPMENT POOLING SCHEDULE	
The total cost of depreciable assets is to be reported on Form 103-Long. This schedule includes only the values attributable to the new manufacturing, research and development, logistical distribution, and/or information technology equipment under abatement per the resolution and IC 6-1.1-12.1.			
The Minimum Value Ratio applies if Line 53 is greater than Line 52D on Page 2 of the Form 103-Long [IC 6-1.1-12.1-4.5(g)]		Box 1 - Enter Amount Shown on Line 53 of Form 103-Long 23,942,777	
Box 2 - Enter Amount Shown on Line 52D of Form 103-Long 27,516,479		Box 3 - Divide Box 1 by Box 2 (Carry Ratio 5 Decimal Places) .87012	

POOL NUMBER 1 (1 TO 4 YEAR LIFE)									
		Form 103-Long Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year'	Percent	Deduction Claimed
13	1-2-22 to 1-1-23	\$	65%	\$		1		%	\$
14	1-2-21 to 1-1-22	\$	50%	\$		2		%	\$
15	1-2-20 to 1-1-21	\$	35%	\$		3		%	\$
16A	1-2-19 to 1-1-20	\$	20%	\$		4		%	\$
16B	1-2-18 to 1-1-19	\$ 11,287	20%	\$ 2,257		5	5	100 %	\$ 2,257
16C	1-2-17 to 1-1-18	\$ 24,497	20%	\$ 4,899		6	6	100 %	\$ 4,899
16D	1-2-16 to 1-1-17	\$	20%	\$		7		%	\$
16E	3-2-15 to 1-1-16	\$ 9,227	20%	\$ 1,246		8	8	100 %	\$ 1,246
16F	3-2-14 to 3-1-15	\$	20%	\$		9		%	\$
16G	3-2-13 to 3-1-14	\$	20%	\$		10		%	\$
17	TOTAL POOL NUMBER 1	\$ 42,011	--	\$ 8,402	--	--	--	--	\$ 8,402

POOL NUMBER 2 (5 TO 8 YEAR LIFE)									
		Form 103-Long Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year'	Percent	Deduction Claimed
18	1-2-22 to 1-1-23	\$	40%	\$		1		%	\$
19	1-2-21 to 1-1-22	\$ 23,622,476	56%	\$ 13,228,586		2	2	100 %	\$ 13,228,586
20	1-2-20 to 1-1-21	\$ 1,572,494	42%	\$ 786,446		3	3	100 %	\$ 786,446
21	1-2-19 to 1-1-20	\$ 1,549,521	32%	\$ 495,847		4	4	100 %	\$ 495,847
22	1-2-18 to 1-1-19	\$ 184,947	24%	\$ 44,387		5	5	100 %	\$ 44,387
23	1-2-17 to 1-1-18	\$ 705,754	18%	\$ 127,036		6	6	100 %	\$ 127,036
24A	1-2-16 to 1-1-17	\$ 19,117,094	15%	\$ 2,867,564		7	7	100 %	\$ 2,867,564
24B	3-2-15 to 1-1-16	\$ 2,348,604	15%	\$ 351,991		8	8	100 %	\$ 351,991
24C	3-2-14 to 3-1-15	\$ 10,164,497	15%	\$ 1,524,675		9	9	100 %	\$ 1,524,675
24D	3-2-13 to 3-1-14	\$	15%	\$		10		%	\$
25	TOTAL POOL NUMBER 2	\$ 59,563,384	--	\$ 19,426,532	--	--	--	--	\$ 19,426,532

SUB-TOTAL - POOLS 1 AND 2 (Total Lines 17 and 25. Enter to the Right and on Page 2.)	\$ 19,434,934
--	---------------

**SECTION 3 (continued) ABATED EQUIPMENT POOLING SCHEDULE
POOL NUMBER 3 (9 TO 12 YEAR LIFE)**

		Form 103-Long, Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year*	Percent	Deduction Claimed
26	1-2-22 to 1-1-23	\$	40%	\$		1		%	\$
27	1-2-21 to 1-1-22	\$	60%	\$		2		%	\$
28	1-2-20 to 1-1-21	\$	55%	\$		3		%	\$
29	1-2-19 to 1-1-20	\$	45%	\$		4		%	\$
30	1-2-18 to 1-1-19	\$	37%	\$		5		%	\$
31	1-2-17 to 1-1-18	\$	30%	\$		6		%	\$
32	1-2-16 to 1-1-17	\$	25%	\$		7		%	\$
33	3-2-15 to 1-1-16	\$	20%	\$		8		%	\$
34	3-2-14 to 3-1-15	\$	16%	\$		9		%	\$
35	3-2-13 to 3-1-14	\$	12%	\$		10		%	\$
37	TOTAL POOL NUMBER 3	\$	--	\$	--	--	--	--	\$

POOL NUMBER 4 (13 YEAR AND LONGER LIVES)

		Form 103-Long, Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year*	Percent	Deduction Claimed
38	1-2-22 to 1-1-23	\$	40%	\$		1		%	\$
39	1-2-21 to 1-1-22	\$	60%	\$		2		%	\$
40	1-2-20 to 1-1-21	\$	63%	\$		3		%	\$
41	1-2-19 to 1-1-20	\$	54%	\$		4		%	\$
42	1-2-18 to 1-1-19	\$	46%	\$		5		%	\$
43	1-2-17 to 1-1-18	\$	40%	\$		6		%	\$
44	1-2-16 to 1-1-17	\$	34%	\$		7		%	\$
45	3-2-15 to 1-1-16	\$	29%	\$		8		%	\$
46	3-2-14 to 3-1-15	\$	25%	\$		9		%	\$
47	3-2-13 to 3-1-14	\$	21%	\$		10		%	\$
51	TOTAL POOL NUMBER 4	\$	--	\$	--	--	--	--	\$

SUB-TOTAL - POOLS 3 AND 4 (Total Lines 37 and 51. Enter to the Right and Below) \$

SPECIAL TOOLING

		True Tax Value (Included on Form 103-T)	Abatement			Deduction Claimed	
			Year	Year*	Percent		
S1	1-2-22 to 1-1-23	\$	30%	\$	1	%	\$
S2	1-2-21 to 1-1-22	\$	3%	\$	2	%	\$
S3	1-2-20 to 1-1-21	\$	3%	\$	3	%	\$
S4	1-2-19 to 1-1-20	\$	3%	\$	4	%	\$
S5	1-2-18 to 1-1-19	\$	3%	\$	5	%	\$
S6	1-2-17 to 1-1-18	\$	3%	\$	6	%	\$
S7	1-2-16 to 1-1-17	\$	3%	\$	7	%	\$
S8	3-2-15 to 1-1-16	\$	3%	\$	8	%	\$
S9	3-2-14 to 3-1-15	\$	3%	\$	9	%	\$
S10	3-2-13 to 3-1-14	\$	3%	\$	10	%	\$
S11	TOTAL SPECIAL TOOLING	\$	--	\$	--	--	\$

The Minimum Value Ratio Is Not Applicable To Special Tooling

SUB-TOTAL POOLS 1 AND 2 (from Page 1)	\$ 19,434,934
SUB-TOTAL POOLS 3 AND 4 (from Above)	\$
SUB-TOTAL SPECIAL TOOLING (from Above - Line S11)	\$
TOTAL ALL POOLS AND SPECIAL TOOLING	\$ 19,434,934
LIMIT ON AMOUNT OF ABATEMENT STATED IN RESOLUTION	Cost \$ Assessed Value \$
AMOUNT OF DEDUCTION CLAIMED - Lesser of Resolution Limit on Abatement or Total All Pools. (Carry deduction forward to the Summary Section on Page 1 of the Form 103-Long)	\$ 19,434,934

Obsolescence Claimed on Form 106? Yes No

NOTE: If obsolescence is claimed on depreciable assets, the applicable adjustment must be taken on the Abatement Deduction being claimed. Show calculations on Form 106. Line numbers on this form match the line number on the Form 103-Long. Lines were added to Pools 1 and 2 and deleted from Pools 3 and 4 to reflect the ten (10) year abatement limitation. * This column may be used when the abatement year does not correlate with the acquisition year within the pool. An example might be when used equipment is moved into Indiana from out of state and it was granted an abatement.



BUSINESS TANGIBLE PERSONAL PROPERTY RETURN

State Form 10063 (R28 / 12-22)
Prescribed by the Department of Local Government Finance

FORM 104

JANUARY 1, 2023

For Assessor's Use Only

NOTE: If you are declaring on Form 102, Form 103-Short, or 103-Long the exemption for personal property with an acquisition cost of less than \$80,000, check the box below and submit this completed form with the corresponding form.

Yes, I am declaring the \$80,000 exemption and will also claim the exemption on Form 102, Form 103-Short, or Form 103-Long.

This form is filed with either the Form 102 or Form 103. Signatures on both forms (Form 104 and Form 102 or Form 103) are required per 50 IAC 4.2-2-9(e).

INSTRUCTIONS: This form must be filed with the township assessor, if any, or the county assessor of the county in which the property is located not later than May 15, 2023, unless an extension of up to thirty (30) days is granted in writing. Contact information for the assessor is available at: <https://www.in.gov/dlgf/contact-your-local-officials/>.

Name of taxpayer Weaver Popcorn Manufacturing, Inc.	Name under which business is conducted Weaver Popcorn Company, Inc.	DLGF taxing district number 06-19	
Nature of business Popcorn manufacturing/processing	County Boone	Township Worth	
Address where property is located (number and street) 4485 S Perry Worth Road	City Whitestown	State IN	ZIP code 46075
Name to which Assessment and Tax Notice should be mailed (if different than above)			
Mailing address (number and street) (if different than above)			
		City	State ZIP code

TOTAL TANGIBLE PERSONAL PROPERTY (Please check one)			
	<input type="checkbox"/> Form 102	<input type="checkbox"/> Form 103-Short	<input checked="" type="checkbox"/> Form 103-Long
SUMMARY (round all numbers to nearest ten dollars)	REPORTED BY TAXPAYER	CHANGE BY ASSESSOR	CHANGE BY COUNTY BOARD
Schedule A - Personal Property	\$ 27,801,000	\$	\$
Deduction per Form 102-ERA, Form 103 ERA or Form 103-CTP -	\$ 27,516,480	\$	\$
Final Assessed Value =	\$ 284,600	\$	\$
<i>All vehicles used in farm or business and not subject to Excise Tax must be reported as depreciable personal property in the pools on Schedule A or Forms 102 or 103</i>			

FILING REQUIREMENTS

Property in more than one Taxing District - Due to varying tax rates, a taxpayer who has property in two or more taxing districts within the same township must have separate assessments for each district covering only property located in that district. (IC 6-1.1-3-10)

Were expenditures made since the last assessment date for improvements on any real property owned, held, possessed, controlled or occupied by the taxpayer in the township wherein this return is filed? Yes No

If Yes, attach a statement setting forth the name of owner, location of the real property, an explanation of the nature, cost, date on which construction of improvements was begun, and date on which construction was completed. If not completed as of January 1, state the percentage completed at that time. (IC 6-1.1-5-13)

SIGNATURE AND VERIFICATION

Under penalties of perjury, I hereby certify that this return (including any accompanying schedules and statements), to the best of my knowledge and belief, is true, correct, and complete, if applicable, reports all tangible personal property subject to taxation owned, held, possessed or controlled by the named taxpayer in the stated township or taxing district on the assessment date, as required by law, and is prepared in accordance with IC 6-1.1 et seq., as amended, and regulations promulgated with respect thereto.

Signature of authorized person 	Printed name of authorized person Timothy Sholtis	Date (month, day, year) 5/9/23
Title of authorized person CFO	Telephone number (812) 639-1301	Email of authorized person Timothy.Sholtis@WeaverPopcornMFG.com

PENALTIES FOR FAILURE TO FILE COMPLETE AND ACCURATE FORMS

Failure to file a return on or before the due date as required by law will result in the imposition of a twenty-five dollar (\$25.00) penalty. In addition, if a return is not filed within thirty (30) days after such return is due, a penalty equal to twenty percent (20%) of the taxes finally determined to be due with respect to the property which should have been reported will be imposed. A personal property return is not due until the expiration of any extension period granted by the township assessor or county assessor under IC 6-1.1-3-7(b).

If the total assessed value that a person reports on a personal property return is less than the total assessed value that the person is required by law to report and if the amount of the undervaluation exceeds five percent (5%) of the value that should have been reported on the return, then the county auditor shall add a penalty of twenty percent (20%) of the additional taxes finally determined to be due as a result of the undervaluation.

In completing a personal property return for a year, a taxpayer must make a complete disclosure of all information relating to the value, nature, or location of personal property owned, held, possessed or controlled on the assessment date [IC 6-1.1-3-9(a)], and information relating to improvements made since the preceding assessment date to real property owned, held, possessed or occupied. (IC 6-1.1-5-13) This information would include, but not be limited to, completion of the heading and related information, and answers to all questions and entries on all of the appropriate lines on the face of the return. If such information is not provided, the taxpayer will be contacted and directed to provide that information. In addition, a penalty of twenty-five dollars (\$25.00) shall be imposed. [IC 6-1.1-37-7(d)]

The above penalties are due on the property tax installment next due for the return, whether or not an appeal is filed pursuant to IC 6-1.1-15-5 with respect to the tax due on that installment. [IC 6-1.1-37-7(f)]

FILING BASICS

- Every person owning, holding, possessing, or controlling personal property in Indiana on January 1 is required to file a form by May 15, 2023.
- Taxpayers may request up to a thirty (30) day extension of time to file their return. The written request should be sent to the assessor before the filing deadline of May 15, 2023, and should include a reason for the request. The assessor may, at his or her discretion, approve or disapprove the request in writing.
- Personal property must be assessed in each taxing district where property has a tax situs.
- Inventory located in the State of Indiana is exempt and is not required to be reported per IC 6-1.1-1-11(b)(3).
- It is the responsibility of the taxpayer to obtain forms from the assessor and file a timely return. The forms are also available online at the Department's website: www.in.gov/dlgf
- If you hold, possess, or control not-owned personal property on the assessment date, you have a liability for the taxes imposed for that year unless you establish that the property is to be assessed to the owner. This is done by completing a Form 103-N, attaching it to the appropriate personal property form, and filing it with the assessor.

NOTE: Failure to properly disclose lease information may result in a double assessment.

- Taxpayers who discover an error was made on their original, timely-filed personal property tax return have the right to file an amended return. The amended return must be filed within twelve (12) months of the due date or the extended due date (if up to a thirty (30) day extension was granted) of their original return. The deadline to amend a 2023 return, if no extension has been granted, is May 15, 2024.
- In order to reduce the possibility of an estimated assessment and failure to file a return penalty, taxpayers may elect to inform the assessor when personal property is moved out of a county.
- Taxpayers now have the opportunity to file personal property returns online at: www.pppoin.in.gov.

Form 104 Attachment - Real Property Expenditures

<u>Owner</u>	<u>Asset ID</u>	<u>Date Acquired</u>	<u>Description</u>	<u>Cost</u>
Weaver Popcorn Company, Inc.	003539	6/28/2022	H&C - PA & AN EXPANSI	2,774,699
Weaver Popcorn Company, Inc.	003568	8/31/2022	SOUTHEAST WAREHOU	211,899
Weaver Popcorn Company, Inc.	003569	8/19/2022	SOUTHEAST WAREHOU	5,067,835
Weaver Popcorn Company, Inc.	003572	9/17/2022	SOUTHEAST WAREHOU	52,510
Weaver Popcorn Company, Inc.	003573	8/17/2022	SOUTHEAST WAREHOU	115,748
Weaver Popcorn Company, Inc.	003576	6/8/2022	SOUTHEAST WAREHOU	64,871
Total				8,287,563



BUSINESS TANGIBLE PERSONAL PROPERTY ASSESSMENT RETURN

State Form 11405 (R46 / 12-22)
Prescribed by the Department of Local Government Finance

FORM 103-LONG

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

JANUARY 1, 2023

For Assessor's Use Only

NOTE: For taxpayers with less than \$80,000 in acquisition costs to report within the county, IC 6-1.1-3-7.2 exempts this property. If you are claiming this exemption, check this box, enter the total acquisition cost of your personal property in the county, and complete only sections I, II, and IV of this form. If you are claiming this exemption through this form, you must also file a Form 104. If you filed a return and claimed this exemption in a previous assessment year and you continue to qualify for this exemption, no return is required.

\$ _____

If property is in more than one (1) location, what is the address for the location where the sum of acquisition costs for the property is greatest?

An exemption granted under IC 6-1.1-10 or any other statute supersedes this exemption. In other words, a taxpayer whose personal property is exempt because the taxpayer applied for and was granted an exemption by the county must follow all applicable procedures for the approved exemption, which may include fully completing the personal property return.

INSTRUCTIONS:

1. Please type or print.
2. This form must be filed with the township assessor, if any, or the county assessor of the county in which the property is located not later than May 15, 2023, unless an extension of up to thirty (30) days is granted in writing. Contact information for the assessor is available at: <https://www.in.gov/dlg/contact-your-local-officials/>.
3. A Form 104 must be filed with this return.

SECTION I				
Name of taxpayer Weaver Popcorn Manufacturing, Inc.	Name under which business is conducted Weaver Popcorn Company, Inc.		Federal identification number ** 38-0953313	
Nature of business Popcorn manufacturing/processing	DLGF taxing district name Whitestown Town		DLGF taxing district number 06-19	
NAICS Code number * 311900	Retail merchant's certificate number	Township Worth	County Boone	
Address where property is located (number and street) 4485 S. Perry Worth Road			City Whitestown	State IN
Address to which assessment and tax notification should be mailed (if different than above)			City	State
				ZIP code

SECTION II				
1. Federal income tax year ends	12/31	Name filed under: Weaver Popcorn Company, Inc.		
2. Location of accounting records	Address (number and street) 4485 S. Perry Worth Road		City Whitestown	State IN
3. Form of business	<input type="checkbox"/> Partnership or Joint Venture	<input type="checkbox"/> Sole Proprietorship	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Estate or Trust
<input type="checkbox"/> Other, describe: _____				
4. Do you have other locations in Indiana?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
5. Did you own, hold, possess, or control any leased, rented, or other depreciable personal property on January 1?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(50 IAC 4.2-8)	
6. Did you own, hold, possess, or control any Special Tools on January 1?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, complete Form 103-T. (50 IAC 4.2-6-2)	
7. Did you own, hold, possess, or control any returnable containers on January 1?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(50 IAC 4.2-6-4)	
If taxpayer answers "yes" to question 5, the owner must file Form 103-O and the possessor must file Form 103-N. Failure to properly disclose lease information may result in a double assessment. (50 IAC 4.2-2 and 50 IAC 4.2-8)				
* NAICS - North American Industry Classification System - A complete list of codes may be found at www.census.gov . Note: Number appears on your federal income tax return.				
** An individual using his/her Social Security number as the federal identification number is only required to provide the last four (4) digits of that number. (IC 4-1-10-3)				

CHANGE IN STATUS BY THIS TAXPAYER SINCE THE LAST ASSESSMENT DATE (SOLD OR MOVED)

If personal property reported in this taxing district last year has either been sold or moved to another location, no return reporting an assessment is required.

6. If you sold all of your personal property to another owner, did it remain in the same taxing district? Yes No

7. If you sold all of your personal property to another owner and it remained in the same taxing district, who is the new owner?

8. Do you still own personal property that was moved from this taxing district? Yes No Date Moved

SECTION III			
SUMMARY (Round all numbers to nearest ten dollars)	REPORTED BY TAXPAYER	CHANGE BY ASSESSOR	CHANGE BY THE COUNTY BOARD
Schedule A - Personal Property	\$ 27,801,080	\$	\$
Deduction per Form 103-ERA or Form 103-CTP	\$ 27,516,480	\$	\$
Final Assessed Value	\$ 284,600	\$	\$

SECTION IV SIGNATURE AND VERIFICATION		
Under penalties of perjury, I hereby certify that this return (including any accompanying schedules and statements), to the best of my knowledge and belief, is true, correct, and complete, if applicable, reports all tangible personal property subject to taxation owned, held, possessed or controlled by the named taxpayer in the stated township or taxing district on the assessment date as required by law, and is prepared in accordance with IC 6-1.1 et seq., as amended, and regulations promulgated with respect thereto.		
Signature of authorized person	Printed name of authorized person Timothy Sholtis	Date (month, day, year) 5/9/23
Title of authorized person CFO	Telephone number (812) 639-1301	Email of authorized person Timothy.Sholtis@WeaverPopcornMFG.com

SECTION V

FORM 103 - LONG See 50 IAC 4.2-4		TANGIBLE PERSONAL PROPERTY CONFIDENTIAL			JANUARY 1, 2023				
Line	Report all personal property assessable to this taxpayer below. (Round all figures below to nearest dollar)				Federal Identification Number 35-0953313				
1	Total cost of tangible depreciable personal property. (50 IAC 4.2-4-2)				\$	79,809,258			
2	Adjustment to federal tax basis per Form 106. (50 IAC 4.2-4-4)				\$	0			
3	Total cost and base year value of tangible depreciable personal property. (Line 1 plus 2)				\$	79,809,258			
Deduct Exempt Property (See 50 IAC 4.2-11.1)					COST				
4	Stationary industrial air purification systems. (Attach Form 103-P)			\$	0				
5	Industrial waste control facilities. (Attach Form 103-P)			\$	0				
6	Enterprise information technology equipment. (Attach Form 103-IT)			\$	0				
7	Vehicles / airplanes subject to excise tax.	Number of Units		\$					
Total cost of exempt property (Deduct from Line 3 and enter on Line 8)									
8	Subtotal				\$	79,809,258			
Additions: See 50 IAC 4.2-1-1.1 and 50 IAC 4.2-4-3(b) and 4									
9	Cost of all depreciable personal property still in use but written off. (50 IAC 4.2-4-3(b))				\$				
10	Cost of installation and foundations applicable to depreciable personal property. (50 IAC 4.2-4-2(d))				\$				
11	Cost of interest incurred during construction and installation applicable to depreciable personal property. (50 IAC 4.2-4-3(j))				\$				
12	Total cost and base year value of assessable depreciable personal property. (Add Lines 8, 9, 10, and 11. Line 12 must agree with Line 52 Column A)				\$	79,809,258			
POOLING SUMMARY (From Schedule A-1 or Form 103-P5)		TOTAL COST COLUMN A		ADJUSTMENTS COLUMN B		ADJUSTED COST COLUMN C		TRUE TAX VALUE COLUMN D	
52	Total All Pools	\$	79,809,258	\$	0	\$	79,809,258	\$	27,516,479
53	30% of Adjusted Cost (Line 52, Column C) (enter zero (0) if filing Form 103-P5 and entity is a qualified steel mill or oil refinery per IC 6-1.1-3-23).							\$	23,942,777
54	Greater of Line 52D or Line 53.							\$	27,516,479
Adjustments to True Tax Value									
55	Equipment not placed in service and/or critical spare parts (50 IAC 4.2-6-1 & 6) per Form 106.	Cost	\$	2,846,012		x 10%	\$	284,601	
56	Tools, dies, jigs, fixtures, etc., per Form 103-T. (50 IAC 4.2-6-2)	Cost	\$	0			\$	0	
57	Permanently retired equipment (50 IAC 4.2-4-3) and/or returnable containers (50 IAC 4.2-10) per Form 106.	Cost	\$	0			\$	0	
58	Commercial aircraft and commercial bus line fleet, not subject to excise tax per Form 103-L. (50 IAC 4.2-10)	Cost	\$	0			\$		
59	Total additions to True Tax Value. (Lines 55, 56, 57, and 58)							\$	284,601
60	Total True Tax Value before adjustments for "Abnormal Obsolescence." (Line 54 plus Line 59)							\$	27,801,080
61	Abnormal Obsolescence Adjustment per Form 106. (50 IAC 4.2-4-8)							\$	0
62	Total True Tax Value of personal property. (To page 1, Form 103 Summary)							\$	27,801,080

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

ROUND ALL FIGURES BELOW TO THE NEAREST DOLLAR.

YEAR OF ACQUISITION		COLUMN A	COLUMN B	COLUMN C		COLUMN D
POOL NUMBER 1: (1 TO 4 YEAR LIFE)		TOTAL COST OR BASE YEAR VALUE	ADJUSTMENTS ** Detail Must Be Shown On Form 106	ADJUSTED COST	T.T.V.%	TRUE TAX VALUE
13	1-2-22 To 1-1-23	0	0	0	65	0
14	1-2-21 To 1-1-22	0	0	0	50	0
15	1-2-20 To 1-1-21	0	0	0	35	0
16	Prior To 1-2-20	42,011	0	42,011	20	8,402
17	TOTAL POOL NUMBER 1	\$ 42,011	\$ 0	\$ 42,011		\$ 8,402
POOL NUMBER 2: (5 TO 8 YEAR LIFE)						
18	1-2-22 To 1-1-23	20,203,864	0	20,203,864	40	8,001,546
19	1-2-21 To 1-1-22	23,622,476	0	23,622,476	56	13,228,586
20	1-2-20 To 1-1-21	1,872,491	0	1,872,491	42	788,446
21	1-2-19 To 1-1-20	1,549,521	0	1,549,521	32	495,847
22	1-2-18 To 1-1-19	184,947	0	184,947	24	44,387
23	1-2-17 To 1-1-18	705,754	0	705,754	18	127,038
24	Prior To 1-2-17	31,628,104	0	31,628,104	15	4,744,229
25	TOTAL POOL NUMBER 2	\$ 79,767,247	\$ 0	\$ 79,767,247		\$ 27,508,077
POOL NUMBER 3: (9 TO 12 YEAR LIFE)						
26	1-2-22 To 1-1-23	0	0	0	40	0
27	1-2-21 To 1-1-22	0	0	0	60	0
28	1-2-20 To 1-1-21	0	0	0	55	0
29	1-2-19 To 1-1-20	0	0	0	45	0
30	1-2-18 To 1-1-19	0	0	0	37	0
31	1-2-17 To 1-1-18	0	0	0	30	0
32	1-2-16 To 1-1-17	0	0	0	25	0
33	3-2-15 To 1-1-16	0	0	0	20	0
34	3-2-14 To 3-1-15	0	0	0	16	0
35	3-2-13 To 3-1-14	0	0	0	12	0
36	Prior To 3-2-13	0	0	0	10	0
37	TOTAL POOL NUMBER 3	\$ 0	\$ 0	\$ 0		\$ 0
POOL NUMBER 4: (13 YEAR AND LONGER LIFE)						
38	1-2-22 To 1-1-23	0	0	0	40	0
39	1-2-21 To 1-1-22	0	0	0	60	0
40	1-2-20 To 1-1-21	0	0	0	63	0
41	1-2-19 To 1-1-20	0	0	0	54	0
42	1-2-18 To 1-1-19	0	0	0	46	0
43	1-2-17 To 1-1-18	0	0	0	40	0
44	1-2-16 To 1-1-17	0	0	0	34	0
45	3-2-15 To 1-1-16	0	0	0	29	0
46	3-2-14 To 3-1-15	0	0	0	25	0
47	3-2-13 To 3-1-14	0	0	0	21	0
48	3-2-12 To 3-1-13	0	0	0	15	0
49	3-2-11 To 3-1-12	0	0	0	10	0
50	Prior To 3-2-11	0	0	0	5	0
51	TOTAL POOL NUMBER 4	\$ 0	\$ 0	\$ 0		\$ 0
52	TOTAL ALL POOLS	\$ 79,809,258	\$ 0	\$ 79,809,258		\$ 27,516,479

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

CLOSED BUSINESS

1. Has this business closed? Yes No

2. Date of business closure: _____

Filing Basics:

- For taxpayers with less than \$80,000 in acquisition costs to be reported within a county, Ind. Code § 6-1.1-3-7.2 exempts this property. If you are claiming this exemption through this form, you must also file a Form 104. If you filed a return and claimed this exemption in the previous assessment year and you continue to qualify for this exemption, no return is required.
- Taxpayers may request up to a thirty (30) day extension of time to file their return. The written request should be sent to the assessor before the filing deadline of May 15, 2023, and should include a reason for the request. The assessor may, at their discretion approve or disapprove the request in writing.
- Taxpayers now have the opportunity to file personal property returns online at: www.ppopin.in.gov.
- Personal property must be assessed in each taxing district where property has a tax situs.
- Inventory located in the State of Indiana is exempt and is not required to be reported per IC 6-1.1-1-11(b)(3).
- It is the responsibility of the taxpayer to obtain forms from the assessor and file a timely return. The forms are also available online at the Department's website: www.in.gov/dlgf.
- If you hold, possess, or control not-owned personal property on the assessment date, you have a liability for the taxes imposed for that year unless you establish that the property is to be assessed to the owner. This is done by completing a Form 103-N, attaching it to the Form 103-Long, and filing it with the assessor. A taxpayer declaring the exemption on page one of this form may, as deemed necessary by the applicable assessor, need to file Form 103-O or Form 103-N, as applicable, to verify that the individual is the appropriate taxpayer to claim the exemption.

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

- Taxpayers who discover an error was made on their original timely filed personal property tax return have the right to file an amended return. The amended return must be filed within twelve (12) months of the due date or the extended due date (if up to a thirty (30) day extension was granted) of their original return. The deadline to amend this return, if no extension has been granted, is May 15, 2024.
- In order to reduce the possibility of an estimated assessment and failure to file a return penalty, taxpayers may elect to inform the assessor when personal property is sold or moved out of a county.

Frequently Asked Questions:

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

You will need to contact your county assessor for assistance since heavily populated areas can have several taxing districts within a single township. Additionally, taxing district names and numbers can be found at: <https://budgetnotices.in.gov/>.

B. How do I find out my NAICS number?

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

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

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

D. How can I find contact information for the various county offices (assessor, auditor, or treasurer) throughout the State of Indiana, locate forms or learn more about Indiana's personal property tax system?

Go to the Indiana Department of Local Government Finance's website at: www.in.gov/dlgf.

Contact information for the assessor is available at: <https://www.in.gov/dlgf/contact-your-local-officials/>.



INFORMATION RETURN OF NOT OWNED PERSONAL PROPERTY

State Form 23000 (R10 / 12-20)
Prescribed by Department of Local Government Finance

**FORM 103-N
SCHEDULE 1**

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

JANUARY 1, 20 23

For Assessor's Use Only

INSTRUCTIONS: The form may be used in order to comply with IC 6-1.1-2-4(a) and 50 IAC 4.2-2-4.

Name of person in possession of property Weaver Popcorn Manufacturing, Inc.	Account: Now Account- WPCR-2	County Boone	DLGF taxing district number 06-19	
Address of possessor (number and street) 4485 S. Perry Worth Rd.		City Whitestown	State IN	ZIP code 46075

Report all personal property held, possessed or controlled on January 1 of the current assessment year, in Schedule I or Schedule II.

SCHEDULE I - ASSESSED TO OWNER ON FORM 102 OR 103

Information return of all personal property which was held, possessed or controlled by this taxpayer but owned as of January 1 of the current assessment year by the OWNER. (If Special Tools, report on Form 103-T.) (See 50 IAC 4.2-2-4 and 5; and 50 IAC 4.2-8-3 and 4.)

NAME AND ADDRESS OF OWNER	LOCATION OF PROPERTY	DATE OF LEASE	MODEL NUMBER AND DESCRIPTION	QUANTITY	COST (If Known)
TOTAL					

IC 6-1.1-2-4 Liability for tax

Sec. 4.(b) Except for a mobile home assessed as personal property, a person holding, possessing, controlling, or occupying any personal property on the assessment date of a year is liable for the taxes imposed for that year on the property unless: (1) the person establishes that the property is being assessed and taxed in the name of the owner; or (2) the owner is liable for the taxes under a contract with that person.

50 IAC 4.2-2-4 Liability

Sec. 4.(a) The owner of any personal property on the assessment date of a year is liable for the taxes imposed for that year on the property...
(b) A person holding, possessing, or controlling any personal property on the assessment date of a year is liable for the taxes imposed for that year on the property unless the person establishes that the property is being assessed and taxed in the name of the owner, or the owner is liable for the taxes under a contract with that person and that person files a correct Form 103-N supplemental information return on or before the due date (unless an extension is granted).

Schedule I includes, but is not limited to, the reporting of:

Returnable Containers; Operating Leases; and all other property held, possessed or controlled by this taxpayer but owned by another person.

Excluded from Schedule I is:

Personal property subject to Capital Lease - See Schedule II.
Special Tools - See Form 103-T

Form 103-N Attachment

Equip Descrip	Vendor Name	Contract End Date	Extended to	Lease Period	Our Asset # in LQ
#3 Standup Lift	Prolift Toyota Material Handling	12/2/2025		36	AN - #3 Standup Lift 20MVL0130010417
#4 Standup Lift	Prolift Toyota Material Handling	12/2/2025		36	AN - #4 Standup Lift 20MVL0130011661
#5 Standup Lift	Prolift Toyota Material Handling	12/2/2025		36	AN - #5 Standup Lift 20MVL0130010416
Walkie Pallet Trk	Toyota Commercial	6/15/2024		36	AN - Walkie Pallet Trk 8HBW23 50450
Cascade Forklift	Toyota Commercial	6/18/2022	6/18/2023	36	AN - Cascade Forklift R25G-FDS-A221 7508633-T3
#1 Cascade Forklift	Toyota Commercial	10/24/2022	10/24/2023	36	AN - #1 Cascade Forklift R25G-FDS-A221 2434481-T5
Pallet jack	Toyota Commercial	12/30/2022	12/30/2023	12	AN-Pallet jack 8BW513 10202
Forklift	Toyota Commercial	10/23/2022	10/23/2023	36	AN-Forklift 8FGCU25 05629
Forklift	Toyota Commercial	10/23/2022	10/23/2023	36	AN-Forklift 8FGCU25 05622
Forklift	Toyota Commercial	10/23/2022	10/23/2023	36	AN-Forklift 8FGCU25 05626
Forklift	Toyota Commercial	10/21/2022	10/21/2023	36	AN-Forklift 8FGCU25 05620
Forklift	Toyota Commercial	10/23/2022	10/23/2023	36	AN-Forklift 8FGCU25 05605
Cascade Single Double	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Cascade 22GFDS-A221 60018
Elec Reach Walkie	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Elec Reach Walkie 68WR15 30853
Forklift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Forklift 8FGCU25 73584
Walkie Pallet Truck	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN - Walkie Pallet Trk 8HBW23 22253
Forklift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Forklift 8FGCU25 86758
Forklift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Forklift 8FGCU25 91812
Forklift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Forklift 8FGCU25 02062
Forklift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Forklift 8FGCU25 01917
Forklift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Forklift 8FGCU25 04478
JLG Man Lift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-JLG Man Lift JLG3246ES E155635
JLG Man Lift	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-JLG Man Lift JLG3246ES E158428
Cascade Single-Double	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Cascade 22GFDS-A221 E169019
Clark Elect Pallet	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Clark Elect Pallet WPX45 E156936
Reach Truck	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Reach Truck E142994
Reach Truck	Prolift Toyota Material Handling	12/30/2022	12/30/2023	12	AN-Reach Truck E142996
Knuckle Boom	Toyota Lift NE	Temp Rental		rent/mo.	

Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popeorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

Taxable - Summary

Form: Schedule A - Equipment not Placed in Service at Cost

Depreciation: Not Depreciated

Year	Age	Cost	% Good *	Dep Value	Asmt Ratio	Assessed Value
As Of 01-01-2023	1	2,846,012	100.00	2,846,012	100.000	2,846,012
Form Subtotal:		2,846,012		2,846,012		2,846,012
				IN-103 FV:	0	

Totals for Form: Equipment not Placed in Service at Cost

(Total of all assets subtotaled above in this form category)

2023		2,846,012		2,846,012		2,846,012
Total		2,846,012		2,846,012		2,846,012

Form: Schedule A.1 - Pool 1 (1-4 Year Life)

Depreciation: Pool 1 (1 - 4 YR)

Year	Age	Cost	% Good *	Dep Value	Asmt Ratio	Assessed Value
As Of 01-01-2019	5	11,287	20.00	2,257	100.000	2,257
As Of 01-01-2018	6	24,497	20.00	4,899	100.000	4,899
As Of 03-01-2016	8	6,227	20.00	1,245	100.000	1,245
Form Subtotal:		42,011		8,402		8,402
				IN-103 FV:	12,603	

Totals for Form: Pool 1 (1-4 Year Life)

(Total of all assets subtotaled above in this form category)

2019		11,287		2,257		2,257
2018		24,497		4,899		4,899
2016		6,227		1,245		1,245
Total		42,011		8,402		8,402

Form: Schedule A.2 - Pool 2 (5-8 Year Life)

Depreciation: Pool 2 (5 - 8 YR)

Year	Age	Cost	% Good *	Dep Value	Asmt Ratio	Assessed Value
As Of 01-01-2023	1	20,203,864	40.00	8,081,546	100.000	8,081,546
As Of 01-01-2022	2	23,622,476	56.00	13,228,586	100.000	13,228,586
As Of 01-01-2021	3	1,872,491	42.00	786,446	100.000	786,446
As Of 01-01-2020	4	1,549,521	32.00	495,847	100.000	495,847
As Of 01-01-2019	5	184,947	24.00	44,387	100.000	44,387
As Of 01-01-2018	6	705,754	18.00	127,036	100.000	127,036
As Of 01-01-2017	7	19,117,094	15.00	2,867,564	100.000	2,867,564
As Of 03-01-2016	8	2,346,604	15.00	351,991	100.000	351,991
As Of 03-01-2015	9	10,007,168	15.00	1,501,075	100.000	1,501,075
As Of 03-01-2013	11	9,421	15.00	1,413	100.000	1,413
As Of 03-01-2009	15	111,726	15.00	16,759	100.000	16,759
As Of 03-01-1999	25	21,008	15.00	3,151	100.000	3,151
As Of 03-01-1998	26	10,574	15.00	1,586	100.000	1,586
As Of 03-01-1994	30	4,600	15.00	690	100.000	690
Form Subtotal:		79,767,247		27,508,077		27,508,077
				IN-103 FV:	23,930,174	

Totals for Form: Pool 2 (5-8 Year Life)

(Total of all assets subtotaled above in this form category)

2023		20,203,864		8,081,546		8,081,546
2022		23,622,476		13,228,586		13,228,586
2021		1,872,491		786,446		786,446
2020		1,549,521		495,847		495,847

* Percent Good is a composite of the percent good allowed and the trend factor if one is applicable
* Values may differ slightly from the return due to rounding issues

Boone, IN
 2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
 FEIN: 35-0953313
 Location ID: WPCR-2
 Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
 Whitestown, IN 46075

2019	184,947	44,387	44,387
2018	705,754	127,036	127,036
2017	19,117,094	2,867,564	2,867,564
2016	2,346,604	351,991	351,991
2015	10,007,168	1,501,075	1,501,075
2013	9,421	1,413	1,413
2009	111,726	16,759	16,759
1999	21,008	3,151	3,151
1998	10,574	1,586	1,586
1994	4,600	690	690
Total	79,767,247	27,508,077	27,508,077

Totals for Taxable

Cost	Dep Value	Assessed Value
82,655,270	30,362,491	30,362,491
	IN-103 FV: 23,942,777	

Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

Taxable - Detail

Form: Schedule A - Equipment not Placed in Service at Cost				Depreciation: Not Depreciated		
Date Acq	Age	Asset ID	Asset Description	Cost	Dep Value	Assd Value
12-31-2022	1	Whitestown CIP	CIP as of 12/31/22	2,846,012	2,846,012	2,846,012
Form Subtotal:			1 Asset	2,846,012	2,846,012	2,846,012

Totals for Form: Equipment not Placed in Service at Cost				(Total of all assets subtotaled above in this form category)		
2023				2,846,012	2,846,012	2,846,012
Total				2,846,012	2,846,012	2,846,012

Form: Schedule A.1 - Pool 1 (1-4 Year Life)				Depreciation: Pool 1 (1 - 4 YR)		
Date Acq	Age	Asset ID	Asset Description	Cost	Dep Value	Assd Value
02-01-2018	5	002780	BATCHING SOFTWARE	11,287	2,257	2,257
02-16-2017	6	002714	IGNITNION SOFTWARE	24,497	4,899	4,899
03-17-2015	8	003073	Rockwell Software	6,227	1,245	1,245
Form Subtotal:			3 Assets	42,011	8,402	8,402

Totals for Form: Pool 1 (1-4 Year Life)				(Total of all assets subtotaled above in this form category)		
2019				11,287	2,257	2,257
2018				24,497	4,899	4,899
2016				6,227	1,245	1,245
Total				42,011	8,402	8,402

Form: Schedule A.2 - Pool 2 (5-8 Year Life)				Depreciation: Pool 2 (5 - 8 YR)		
Date Acq	Age	Asset ID	Asset Description	Cost	Dep Value	Assd Value
09-25-2022	1	003467	Anson Landscaping Upda	73,726	29,490	29,490
08-18-2022	1	003469	Anson Office Furniture	116,995	46,798	46,798
06-30-2022	1	003475	MW Additional Outlets	10,639	4,256	4,256
05-10-2022	1	003486	AN Power Drops	16,713	6,685	6,685
05-31-2022	1	003487	AN O2 Sensor	8,840	3,536	3,536
03-16-2022	1	003488	AN Duct Work	11,197	4,479	4,479
03-24-2022	1	003489	AN RTE Kettles	50,890	20,356	20,356
08-29-2022	1	003490	An Douglas Washers	143,907	57,563	57,563
04-07-2022	1	003491	AN Douglas Washers	43,818	17,527	17,527
04-08-2022	1	003493	AN Tubes and Spindle	31,790	12,716	12,716
08-10-2022	1	003494	AN Casepacker Printers	76,589	30,636	30,636
09-20-2022	1	003497	AN .65 Forming Tubes&R	28,469	11,388	11,388
08-24-2022	1	003500	VB PID Pump	7,441	2,976	2,976
03-24-2022	1	003503	AN Spindle/Forming Tube	31,277	12,511	12,511
02-01-2022	1	003507	AN Time Clocks	91,331	36,532	36,532
01-27-2022	1	003512	AN Retrofit Unwind Dance	219	88	88
01-25-2022	1	003513	AN 14oz Forming Tubes	11,450	4,580	4,580
08-31-2022	1	003516	AN Douglas Washer Kitch	106,736	42,695	42,695
09-22-2022	1	003520	AN XFD METAL DETECT	331,879	132,751	132,751
07-29-2022	1	003522	AN CORN SILO AIRLOCK	18,838	7,535	7,535
01-28-2022	1	003523	AN MW INSULATION BLA	12,550	5,020	5,020
02-24-2022	1	003524	AN MW FUJI FIN SEAL	13,444	5,378	5,378
09-20-2022	1	003525	AN IIC HOLE PUNCH RE	97,799	39,120	39,120
03-06-2022	1	003527	IN RACKING SPRINKLER	272,503	109,001	109,001

* Percent Good is a composite of the percent good allowed and the trend factor if one is applicable
* Values may differ slightly from the return due to rounding issues

Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

02-16-2022	1	003528	AN RECIRCULATION OIL	41,600	16,640	16,640
07-11-2022	1	003530	VB SPEED DOOR	15,157	6,063	6,063
09-30-2022	1	003533	AN EMPLOYEE EXPERIE	3,209,558	1,283,823	1,283,823
07-26-2022	1	003534	AN CARTONER LUG CH	50,901	20,361	20,361
03-07-2022	1	003537	AN VOTATOR FLOW ME	12,304	4,922	4,922
05-27-2022	1	003542	NORTHLAND AND VARI	173,407	69,363	69,363
05-27-2022	1	003547	AN EXP DOUGLAS WAS	102,365	40,946	40,946
03-16-2022	1	003548	AN EXP NITROGEN	71,519	28,608	28,608
06-20-2022	1	003551	VB WAREHOUSING RAC	471,270	188,508	188,508
06-21-2022	1	003556	AN COPACK LINES 5-6	232,142	92,857	92,857
04-05-2022	1	003557	AN COPACK LINES 5-6	76,707	30,683	30,683
07-12-2022	1	003558	AN COPACK LINES 5-6	102,719	41,088	41,088
08-26-2022	1	003559	AN INDUCTION POPPER	2,005,844	802,338	802,338
07-18-2022	1	003561	VB KETTLE CORN LINE	973,545	389,418	389,418
04-07-2022	1	003562	VB KETTLE CORN LINE	561,945	224,778	224,778
09-27-2022	1	003563	VB KETTLE CORN LINE	68,517	27,407	27,407
09-20-2022	1	003564	INDUCTION POPPER	8,273,672	3,309,469	3,309,469
09-28-2022	1	003565	VB KETTLE CORN LINE	555,409	222,164	222,164
07-22-2022	1	003566	VB KETTLE CORN LINE	54,617	21,847	21,847
07-11-2022	1	003570	VB KETTLE CORN LINE	433,855	173,542	173,542
09-01-2022	1	003571	VB KETTLE CORN LINE	966,052	386,421	386,421
07-21-2022	1	003574	VB KETTLE CORN LINE	75,513	30,205	30,205
09-23-2022	1	003575	VB KETTLE CORN LINE	66,206	26,482	26,482
01-28-2021	2	003282	CART - TIN FORMING PD	6,150	3,444	3,444
01-14-2021	2	003283	Printer - X65 Shut Left-han	10,559	5,913	5,913
01-14-2021	2	003284	Printer - X65 Shut Right-h	10,559	5,913	5,913
06-11-2021	2	003285	SILO ADDITION SCHENC	0	0	0
06-11-2021	2	003286	SILO STACK-UPS TO MI	0	0	0
05-10-2021	2	003289	KETTLE LH CAR 21005	19,770	11,071	11,071
05-10-2021	2	003291	KETTLE RH CAR 21005	19,770	11,071	11,071
05-10-2021	2	003292	KETTLE LH CAR 21005	13,468	7,542	7,542
05-10-2021	2	003293	KETTLE LH CAR 21005	13,468	7,542	7,542
05-10-2021	2	003294	KETTLE RH CAR 21005	13,468	7,542	7,542
05-10-2021	2	003295	KETTLE RH CAR 21005	13,468	7,542	7,542
05-10-2021	2	003296	KETTLE RH CAR 21005	13,468	7,542	7,542
04-30-2021	2	003297	Lantech Equipment	3,485	1,952	1,952
07-20-2021	2	003298	Heat Gun, Butterfly, Vac B	0	0	0
03-08-2021	2	003301	LH Sealing Drum Spare	101,627	56,911	56,911
03-22-2021	2	003303	Bag Conditioners	65,904	36,906	36,906
12-17-2021	2	003304	Anson RTE Stretchwrapp	295,073	165,241	165,241
01-05-2021	2	003305	Top Seal Heaters	21,724	12,165	12,165
08-01-2021	2	003306	Poly Bag Sealer	105,580	59,125	59,125
08-01-2021	2	003307	Polybag Sealer - Printer	27,192	15,227	15,227
08-01-2021	2	003308	Polybag Sealer - Scales	25,565	14,316	14,316
08-01-2021	2	003309	Polybag Line - MISC	19,807	11,092	11,092
12-31-2021	2	003310	Polybag Sealer - Stehpen	76,000	42,560	42,560
12-17-2021	2	003311	Markem Case Printers	133,577	74,803	74,803
10-31-2021	2	003312	Corn Unload Piping	9,247	5,178	5,178
11-16-2021	2	003313	Failsafe Metal Detector	14,357	8,040	8,040
11-22-2021	2	003314	Burkett Valve	8,811	4,934	4,934
10-18-2021	2	003318	Absolute Air Coil	9,378	5,252	5,252

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Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

12-17-2021	2	003319	Kettle Lids	7,695	4,309	4,309
11-01-2021	2	003324	CoPack Electrical	51,005	28,563	28,563
12-17-2021	2	003325	Spare LH Kettle	15,126	8,471	8,471
10-20-2021	2	003329	Ink Delivery Module	6,490	3,634	3,634
12-22-2021	2	003331	Forming Tubes	103,440	57,926	57,926
12-03-2021	2	003332	Top Seal Heater	5,700	3,192	3,192
12-30-2021	2	003333	Spare Forming Tubes	47,128	26,392	26,392
10-27-2021	2	003334	CO PACK Line 3/4	86,766	48,589	48,589
12-31-2021	2	003337	Cameras	12,220	6,843	6,843
08-31-2021	2	003338	Auto Palletizer	26,154	14,646	14,646
08-31-2021	2	003339	Auto Palletizer	260,100	145,656	145,656
12-17-2021	2	003340	Conveyance	379,133	212,314	212,314
02-03-2021	2	003344	Popcorn Cakes Machine	17,000	9,520	9,520
12-17-2021	2	003345	Seasoners	460,449	257,852	257,852
12-17-2021	2	003351	Brehob Anson	411,959	230,697	230,697
11-23-2021	2	003359	AN Votator Upgrade	76,508	42,844	42,844
09-01-2021	2	003360	Poppet Oil Pump	239,939	134,366	134,366
12-17-2021	2	003361	Anson Expansion Infrastru	6,359,649	3,561,403	3,561,403
12-17-2021	2	003362	Anson Expansion Cretors	2,506,937	1,403,885	1,403,885
12-17-2021	2	003363	AN Expansion Palletizer	763,954	427,814	427,814
12-17-2021	2	003383	Bagger 6-9; Casepackers	6,781,320	3,797,539	3,797,539
11-15-2021	2	003384	Band Sealers/Coveyance	223,203	124,994	124,994
11-15-2021	2	003385	Case Printers	74,010	41,446	41,446
11-15-2021	2	003386	Lift Tables	78,255	43,823	43,823
11-15-2021	2	003387	Scales	26,555	14,871	14,871
12-17-2021	2	003389	Schenk Silo and Corn Del	745,807	417,652	417,652
08-19-2021	2	003390	AN New Kettle	16,975	9,506	9,506
12-13-2021	2	003392	Rebuilt MW Seal Drum	69,567	38,958	38,958
12-17-2021	2	003393	Moistrure Analyzer	5,912	3,310	3,310
12-17-2021	2	003394	QA Equipment	70,306	39,371	39,371
11-08-2021	2	003402	Angle Iron	7,993	4,476	4,476
02-08-2021	2	003417	Electrical Panel & Disconn	16,757	9,384	9,384
03-10-2021	2	003418	QA Equipment	11,990	6,714	6,714
04-01-2021	2	003419	Case Printer	6,474	3,626	3,626
05-31-2021	2	003420	Discharge Chute	5,920	3,315	3,315
04-28-2021	2	003421	Cartoner & Casepacker R	54,091	30,291	30,291
06-15-2021	2	003422	Case Sealer	14,465	8,100	8,100
08-31-2021	2	003423	Oil Pump	30,000	16,800	16,800
04-26-2021	2	003424	ML1/ML2 Overwrapper Re	79,714	44,640	44,640
07-15-2021	2	003425	Packager & Pump Rebuild	225,591	126,331	126,331
01-11-2021	2	003426	Markem Print Head	5,825	3,262	3,262
01-15-2021	2	003427	A1 Gearbox	13,583	7,606	7,606
05-31-2021	2	003428	Vacuum Pump	5,326	2,983	2,983
07-15-2021	2	003429	Votator Equipment / Upgra	204,660	114,610	114,610
12-27-2021	2	003511	AN Vacuum Bag Openers	46,854	26,238	26,238
12-14-2021	2	003519	DISCHARGE CONVEYO	28,650	16,044	16,044
12-27-2021	2	003529	VB FIRE PUMP	213,830	119,745	119,745
12-03-2021	2	003532	AN OIL ROOM COMPUT	27,065	15,156	15,156
12-01-2021	2	003540	CRETORS - PA & AN EXP	1,598,431	895,121	895,121
12-31-2021	2	003577	AN SOUTHEAST EXPAN	44,522	24,932	24,932
07-01-2020	3	003218	Overwrapper Printer RH -	22,448	9,428	9,428

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Boone, IN
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4485 S. Perry Worth Rd.
Whitestown, IN 46075

07-01-2020	3	003219	Overwrapper Printer LH -	22,568	9,479	9,479
07-01-2020	3	003220	PLC Upgrade - 44PK ML2	11,163	4,689	4,689
07-01-2020	3	003221	Robotics Upgrade - 44PK	17,645	7,411	7,411
07-17-2020	3	003222	SEALING DRUM ML1A -	127,500	53,550	53,550
08-20-2020	3	003223	Warehouse Racking	418,507	175,773	175,773
09-03-2020	3	003226	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003227	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003228	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003229	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003230	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003231	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003232	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003233	Chain Driven Live Roller C	10,658	4,476	4,476
09-03-2020	3	003234	Chain Driven Live Roller C	16,029	6,732	6,732
09-03-2020	3	003235	Chain Driven Live Roller C	16,029	6,732	6,732
09-03-2020	3	003236	Motor Driven Roller (MDR	16,812	7,061	7,061
09-03-2020	3	003237	Live Roller Mounted to Lif	16,029	6,732	6,732
09-03-2020	3	003238	Vestil Tilt Master	12,073	5,071	5,071
09-03-2020	3	003239	Vestil Tilt Master	12,073	5,071	5,071
09-03-2020	3	003240	Vestil Tilt Master	12,073	5,071	5,071
09-03-2020	3	003241	Vestil Tilt Master	12,073	5,071	5,071
09-03-2020	3	003242	Vestil Tilt Master	12,073	5,071	5,071
09-03-2020	3	003243	Vestil Tilt Master	12,073	5,071	5,071
09-03-2020	3	003244	Operator Platform	24,076	10,112	10,112
09-03-2020	3	003245	Operator Platform	24,076	10,112	10,112
09-03-2020	3	003246	Vertical Climb	936	393	393
09-03-2020	3	003247	Vertical Climb	936	393	393
09-03-2020	3	003248	Standard Rolastair Rolling	936	393	393
09-03-2020	3	003249	Standard Rolastair Rolling	936	393	393
09-03-2020	3	003250	Controls Engineering and	166,822	70,065	70,065
09-03-2020	3	003251	Stretchwrapper - SL Autom	120,928	50,790	50,790
09-03-2020	3	003252	Cap Sealer - Automatic	60,523	25,420	25,420
09-03-2020	3	003253	Cap Sealer - Automatic	60,523	25,420	25,420
09-07-2020	3	003255	Macro Air Fan over Assem	10,535	4,425	4,425
09-07-2020	3	003256	Macro Air Fan over Assem	10,535	4,425	4,425
10-16-2020	3	003259	BAG FORMER AND PAC	212,984	89,453	89,453
09-21-2020	3	003260	Printer - X65 53mm Printe	23,429	9,840	9,840
09-21-2020	3	003261	Change Over Parts 40/44	102,125	42,892	42,892
09-21-2020	3	003262	Printer - X65 53mm Printe	23,429	9,840	9,840
10-05-2020	3	003266	Kettle - 36 oz Induction Po	11,511	4,835	4,835
10-02-2020	3	003267	MW PACKAGER 2B REP	62,647	26,312	26,312
10-24-2020	3	003268	Lift Table with Ramp	6,602	2,773	2,773
10-24-2020	3	003269	Lift Table with Ramp	6,602	2,773	2,773
10-24-2020	3	003270	Lift Table with Ramp	6,602	2,773	2,773
10-24-2020	3	003271	Lift Table with Ramp	6,602	2,773	2,773
09-21-2020	3	003272	Kettle Spare	13,467	5,656	5,656
01-01-2021	3	003382	Add'l Install	810	340	340
03-13-2020	3	003560	INDUCTION POPPER	14,640	6,149	6,149
10-16-2020	3	003567	INDUCTION POPPER	56,847	23,876	23,876
05-15-2019	4	003144	AN MOBILE COATING SK	56,772	18,167	18,167
02-20-2019	4	003147	AN SETUP PARTS 40 & 4	366,939	117,421	117,421

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Boone, IN
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FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

07-10-2019	4	003151	RTE TANK 1 COCONUT	92,925	29,736	29,736
09-16-2019	4	003153	STRETCH WRAPPER	82,335	26,347	26,347
09-16-2019	4	003154	ACSI CONVEYANCE - 14	106,176	33,976	33,976
09-16-2019	4	003155	M-C CONVEYORS - SAN	22,643	7,246	7,246
09-16-2019	4	003156	M-C CONVEYORS - SAN	22,643	7,246	7,246
09-16-2019	4	003157	M-C CONVEYORS - SAN	22,643	7,246	7,246
09-16-2019	4	003160	M-C CONVEYORS - BAG	22,643	7,246	7,246
09-16-2019	4	003161	M-C CONVEYORS - BAG	22,643	7,246	7,246
09-16-2019	4	003162	M-C CONVEYORS - HEA	23,207	7,426	7,426
09-16-2019	4	003163	M-C CONVEYORS - HEA	23,207	7,426	7,426
09-16-2019	4	003166	PALLET DISPENSER - A	45,379	14,521	14,521
09-16-2019	4	003167	PRINTER FOR TIN PROJ	11,443	3,662	3,662
09-16-2019	4	003168	PRINTER FOR TIN PROJ	11,443	3,662	3,662
09-16-2019	4	003169	CONVEYANCE - BAGGE	33,915	10,853	10,853
09-16-2019	4	003170	M-C CONTROLS	145,754	46,641	46,641
09-16-2019	4	003171	HEAT TUNNELS - TINS P	45,400	14,528	14,528
09-16-2019	4	003172	STARTUP- TINS PROJEC	8,250	2,640	2,640
09-30-2019	4	003173	PACKAGER PROJECT 1	231,770	74,166	74,166
09-30-2019	4	003176	BAG CONIDTIONER PRO	52,500	16,800	16,800
09-16-2019	4	003182	CASE SEALER - TIN PRO	12,379	3,961	3,961
09-30-2019	4	003187	PACKAGER #4 (2B) Rew	86,514	27,685	27,685
01-02-2018	5	002779	ANNATO TANK - AN BET	41,220	9,893	9,893
09-29-2018	5	003138	PUMP SPARE - PALM OI	12,265	2,944	2,944
02-15-2018	5	003142	SKINNY CONVEYORS P	21,281	5,107	5,107
08-15-2018	5	003143	AN WP TO AP PRODUCT	13,157	3,158	3,158
12-15-2018	5	003145	AN DISPLAY BUILD OPT	97,024	23,286	23,286
01-24-2017	6	002716	Exercise Equipment - Pre	8,661	1,559	1,559
01-24-2017	6	002717	Exercise Equipment - Pre	10,741	1,933	1,933
01-24-2017	6	002718	Exercise Equipment - Pow	9,244	1,664	1,664
01-24-2017	6	002719	Exercise Equipment - POW	9,500	1,710	1,710
01-24-2017	6	002720	Exercise Equipment - Trea	8,995	1,619	1,619
04-23-2017	6	002724	AN Spare Carton Print Las	23,731	4,272	4,272
05-19-2017	6	002727	Exercise Equipment - POW	10,165	1,830	1,830
06-30-2017	6	002730	End of Arm Tooling - 18 P	5,028	905	905
06-30-2017	6	002731	End of Arm Tooling - 18 P	5,028	905	905
06-30-2017	6	002732	LSP Belt with Lugs - 18 Pa	9,734	1,752	1,752
06-30-2017	6	002733	LSP Belt with Lugs - 18 Pa	9,734	1,752	1,752
06-30-2017	6	002734	LSP Belt with Lugs - 18 Pa	9,734	1,752	1,752
06-30-2017	6	002735	LSP Beit with Lugs - 18 Pa	9,734	1,752	1,752
06-30-2017	6	002736	Robot Tooling - 18 Pack C	15,704	2,827	2,827
06-02-2017	6	002737	Air Pop Cyclone	112,610	20,270	20,270
05-31-2017	6	002738	Air Pop Exhaust	41,325	7,439	7,439
04-04-2017	6	002744	Cavity Molds - 12 Pack C/	6,749	1,215	1,215
04-04-2017	6	002745	LSP Belt - 12 Pack C/O P	6,270	1,129	1,129
04-04-2017	6	002746	LSP Belt - 12 Pack C/O P	6,270	1,129	1,129
04-04-2017	6	002747	LSP Belt - 12 Pack C/O P	6,270	1,129	1,129
04-04-2017	6	002748	LSP Belt - 12 Pack C/O P	6,270	1,129	1,129
04-04-2017	6	002749	LSP Belt - 12 Pack C/O P	9,200	1,656	1,656
04-04-2017	6	002750	LSP Belt - 12 Pack C/O P	9,200	1,656	1,656
04-04-2017	6	002751	LSP Belt - 12 Pack C/O P	9,200	1,656	1,656
04-04-2017	6	002752	LSP Belt - 12 Pack C/O P	9,200	1,656	1,656

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Boone, IN
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4485 S. Perry Worth Rd.
Whitestown, IN 46075

04-04-2017	6	002753	Robot Tooling - 12 Paek C	6,998	1,260	1,260
04-04-2017	6	002754	Robot Tooling - 12 Paek C	6,998	1,260	1,260
04-04-2017	6	002755	Robot Tooling - 12 Paek C	17,412	3,134	3,134
04-04-2017	6	002756	Robot Tooling - 12 Paek C	17,412	3,134	3,134
04-04-2017	6	002757	Railing System - 12 Paek	37,944	6,830	6,830
04-04-2017	6	002758	Railing System - 12 Paek	37,944	6,830	6,830
11-06-2017	6	002765	Autosplier - Butler 230V	49,549	8,919	8,919
11-06-2017	6	002766	CONVEYOR - 12' Retrac	17,573	3,163	3,163
11-06-2017	6	002767	CONVEYOR - 14' Retrac	20,501	3,690	3,690
11-06-2017	6	002768	CONVEYOR - 36' Roach	5,358	964	964
11-06-2017	6	002769	CONVEYOR - 36' Roach	30,105	5,419	5,419
11-06-2017	6	002770	CONVEYOR - 16" LONG	30,105	5,419	5,419
11-06-2017	6	002771	PACK TURN TABLE - 60"	5,340	961	961
11-03-2017	6	002772	CHECKPOINT III O2 ANA	5,775	1,040	1,040
11-06-2017	6	002773	DUNK TANK - AMPLIFY	11,620	2,092	2,092
11-06-2017	6	002774	CONVEYOR - #100 16" W	28,793	5,183	5,183
12-15-2017	6	003141	AN AMPLIFY SETUP PAR	8,036	1,446	1,446
03-29-2016	7	002584	PACKAGER #1	1,255,452	188,318	188,318
03-21-2016	7	002585	PACKAGER #2	1,255,250	188,288	188,288
02-29-2016	7	002586	PACKAGER #3	1,251,650	187,748	187,748
02-22-2016	7	002587	PACKAGER #4	1,255,250	188,288	188,288
03-29-2016	7	002588	PACKAGER #1 - EXIT AS	150,193	22,529	22,529
03-19-2016	7	002589	PACKAGER #2 - EXIT AS	150,193	22,529	22,529
02-29-2016	7	002590	PACKAGER #3 - EXIT AS	150,193	22,529	22,529
02-22-2016	7	002591	PACKAGER #4 - EXIT AS	150,193	22,529	22,529
01-02-2016	7	002592	VOTATOR #1 - COOLING	50,992	7,649	7,649
01-02-2016	7	002593	VOTATOR #2 - REMELT	50,992	7,649	7,649
01-02-2016	7	002594	VOTATOR SKID ASSEMB	373,522	56,028	56,028
03-21-2016	7	002595	CASE BRECTOR #1	63,436	9,515	9,515
02-22-2016	7	002596	CASE BRECTOR #2	63,436	9,515	9,515
03-21-2016	7	002597	CASE PACKER #1	307,470	46,120	46,120
02-22-2016	7	002598	CASE PACKER #2	307,470	46,120	46,120
03-29-2016	7	002599	CASE SEALER #1	33,990	5,099	5,099
02-22-2016	7	002600	CASE SEALER #2	33,990	5,099	5,099
03-21-2016	7	002601	CARTONER #1	992,540	148,881	148,881
02-22-2016	7	002602	CARTONER #2	992,540	148,881	148,881
03-29-2016	7	002603	FUJI WRAPPER #1	305,323	45,798	45,798
03-21-2016	7	002604	FUJI WRAPPER #2	305,323	45,798	45,798
02-29-2016	7	002605	FUJI WRAPPER #3	305,323	45,798	45,798
02-22-2016	7	002606	FUJI WRAPPER #4	305,323	45,798	45,798
02-22-2016	7	002607	VOTATOR #3 - COOLING	50,977	7,647	7,647
02-22-2016	7	002608	VOTATOR #4 - REMELT	58,453	8,768	8,768
02-29-2016	7	002609	VOTATOR #5 - COOLING	58,453	8,768	8,768
02-29-2016	7	002610	VOTATOR #6 - REMELT	58,453	8,768	8,768
03-21-2016	7	002611	VOTATOR #7 - COOLING	50,977	7,647	7,647
03-21-2016	7	002612	VOTATOR #8 - REMELT	50,977	7,647	7,647
01-02-2016	7	002613	MOKON CHILLER #1	17,014	2,552	2,552
03-21-2016	7	002614	MOKON CHILLER #2	16,937	2,541	2,541
02-29-2016	7	002615	MOKON CHILLER #3	16,937	2,541	2,541
02-22-2016	7	002616	MOKON CHILLER #4	16,641	2,496	2,496
03-22-2016	7	002617	OIL TANK - 12500 GALLO	79,880	11,982	11,982

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Whitestown, IN 46075

02-22-2016	7	002618	OIL USE TANK #1	44,700	6,705	6,705
02-22-2016	7	002619	OIL USE TANK #2	44,700	6,705	6,705
02-22-2016	7	002620	OIL BLEND TANK	50,480	7,572	7,572
02-22-2016	7	002621	OIL TANK - 8000 GALLO	120,903	18,135	18,135
03-19-2016	7	002622	VACUSHEAR TANK #1	120,374	18,056	18,056
02-22-2016	7	002623	VACUSHEAR TANK #2	120,374	18,056	18,056
01-02-2016	7	002624	FLOWMETER #1	6,759	1,014	1,014
03-21-2016	7	002625	FLOWMETER #2	6,759	1,014	1,014
02-29-2016	7	002626	FLOWMETER #3	6,759	1,014	1,014
02-22-2016	7	002627	FLOWMETER #4	6,759	1,014	1,014
01-02-2016	7	002628	VOTATOR PUMP #1	10,035	1,505	1,505
03-21-2016	7	002629	VOTATOR PUMP #2	10,035	1,505	1,505
02-29-2016	7	002630	VOTATOR PUMP #3	10,035	1,505	1,505
02-22-2016	7	002631	VOTATOR PUMP #4	10,035	1,505	1,505
02-22-2016	7	002632	LOOP PUMP #1	15,625	2,344	2,344
02-22-2016	7	002633	LOOP PUMP #2	15,625	2,344	2,344
02-22-2016	7	002634	TRANSFER PUMP #1	16,482	2,472	2,472
02-22-2016	7	002635	TRANSFER PUMP #2	16,482	2,472	2,472
02-22-2016	7	002636	TRANSFER PUMP #3	16,498	2,475	2,475
02-22-2016	7	002637	TRANSFER PUMP #4	16,498	2,475	2,475
02-22-2016	7	002638	TRANSFER PUMP #5	16,531	2,480	2,480
02-22-2016	7	002639	HVAC - GROUND UNIT	479,013	71,852	71,852
02-22-2016	7	002640	DRY INGREDIENT SYST	77,219	11,583	11,583
02-22-2016	7	002641	DRY INGREDIENT SYST	108,487	16,273	16,273
03-29-2016	7	002642	KTI AUTOSPLICER #1	84,493	12,674	12,674
03-21-2016	7	002643	KTI AUTOSPLICER #2	84,493	12,674	12,674
02-29-2016	7	002644	KTI AUTOSPLICER #3	84,493	12,674	12,674
02-22-2016	7	002645	KTI AUTOSPLICER #4	84,493	12,674	12,674
03-29-2016	7	002646	COMBO UNIT #1	59,350	8,902	8,902
03-21-2016	7	002647	COMBO UNIT #2	59,350	8,902	8,902
02-29-2016	7	002648	COMBO UNIT #3	59,350	8,902	8,902
02-22-2016	7	002649	COMBO UNIT #4	59,350	8,902	8,902
03-21-2016	7	002650	CHECKWEIGHER #1	39,419	5,913	5,913
02-22-2016	7	002651	CHECKWEIGHER #2	39,419	5,913	5,913
02-22-2016	7	002652	5200 CASE PRINTER #1	14,839	2,226	2,226
03-29-2016	7	002653	5200 CASE PRINTER #2	14,839	2,226	2,226
03-21-2016	7	002654	CS350 CARTON LASER	28,420	4,263	4,263
02-22-2016	7	002655	CS350 CARTON LASER	28,420	4,263	4,263
03-21-2016	7	002656	DECLINE SPIRAL CONV	25,400	3,810	3,810
03-21-2016	7	002657	DECLINE SPIRAL CONV	33,100	4,965	4,965
02-22-2016	7	002658	DECLINE SPIRAL CONV	33,100	4,965	4,965
02-22-2016	7	002659	DECLINE SPIRAL CONV	25,400	3,810	3,810
02-22-2016	7	002660	INCLINE SPIRAL CONVE	23,800	3,570	3,570
03-29-2016	7	002661	DECLINE SPIRAL EXIT C	25,804	3,871	3,871
02-22-2016	7	002662	PALLETIZER - UPDATED	24,716	3,707	3,707
02-22-2016	7	002663	PEARSON CONVEY - DO	264,736	39,710	39,710
02-22-2016	7	002664	PEARSON CONVEY - UP	282,185	42,328	42,328
02-22-2016	7	002665	PEARSON CONVEY - CO	99,892	14,984	14,984
03-15-2016	7	002666	ANNATTO TANK	66,264	9,940	9,940
02-22-2016	7	002667	OIL SYSTEM - CONTROL	483,675	72,551	72,551
02-22-2016	7	002668	OIL SYSTEM - ELECTRIC	604,594	90,689	90,689

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Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

02-22-2016	7	002669	OIL SYSTEM - INSTALLA	544,134	81,620	81,620
02-22-2016	7	002670	OIL SYSTEM - PIPING	1,209,187	181,378	181,378
02-22-2016	7	002671	OIL SYSTEM - PROGRAM	90,689	13,603	13,603
02-22-2016	7	002672	OIL SYSTEM - ENGINEE	90,689	13,603	13,603
02-22-2016	7	002673	STORAGE TANK SYSTE	84,080	12,612	12,612
02-22-2016	7	002674	STORAGE TANK SYSTE	105,100	15,765	15,765
02-22-2016	7	002675	STORAGE TANK SYSTE	94,590	14,189	14,189
02-22-2016	7	002676	STORAGE TANK SYSTE	210,200	31,530	31,530
02-22-2016	7	002677	STORAGE TANK SYSTE	15,765	2,365	2,365
02-22-2016	7	002678	STORAGE TANK SYSTE	15,765	2,365	2,365
03-21-2016	7	002679	VOTATOR SKID ASSEMB	250,000	37,500	37,500
02-29-2016	7	002680	VOTATOR SKID ASSEMB	250,000	37,500	37,500
02-22-2016	7	002681	VOTATOR SKID ASSEMB	250,000	37,500	37,500
04-19-2016	7	002682	ROLLSTOCK TILT TABLE	12,397	1,860	1,860
04-19-2016	7	002683	ROLLSTOCK TILT TABLE	7,500	1,125	1,125
03-29-2016	7	002684	NORTHLAND - TOUCH S	8,696	1,304	1,304
03-21-2016	7	002685	NORTHLAND - TOUCH S	8,696	1,304	1,304
02-29-2016	7	002686	NORTHLAND - TOUCH S	8,696	1,304	1,304
02-22-2016	7	002687	NORTHLAND - TOUCH S	8,696	1,304	1,304
02-22-2016	7	002688	PALLETIZER CONVEYO	35,283	5,292	5,292
02-22-2016	7	002690	CORN WORK BINS	54,146	8,122	8,122
02-22-2016	7	002691	CORN WORK BINS	54,146	8,122	8,122
02-22-2016	7	002692	MW MEZZ - VOTATORS	288,779	43,317	43,317
02-22-2016	7	002693	MW MEZZ - BOILER	33,751	5,063	5,063
02-22-2016	7	002694	MW MEZZ - CHILLERS	24,647	3,697	3,697
02-22-2016	7	002695	MW MEZZ - VACUSHEAR	23,234	3,485	3,485
02-22-2016	7	002696	MW MEZZ - USE TANKS	16,685	2,503	2,503
01-15-2016	7	002702	INSTALLATION - BAGGIN	10,763	1,614	1,614
10-04-2016	7	002704	OIL PUMP SPARE - R	247,658	37,149	37,149
04-01-2016	7	002705	VB Oil Pump Rebuild	25,617	3,843	3,843
12-16-2016	7	002710	OIL PUMP SPARE - L	247,658	37,149	37,149
01-02-2016	7	002987	Line 5 Install	123,545	18,532	18,532
05-01-2015	8	002785	Nelson Jameson (1/2)	5,751	863	863
05-01-2015	8	002786	Nelson Jameson (2/2)	5,751	863	863
05-17-2015	8	002787	Colorimeter	25,335	3,800	3,800
05-07-2015	8	002840	3x4 Case Packer Belts - P	6,333	950	950
05-07-2015	8	002842	3x4 Case Packer Belts - P	6,333	950	950
05-07-2015	8	002843	3x4 Case Packer Buckets	10,967	1,645	1,645
05-07-2015	8	002844	3x4 Case Packer Buckets	10,967	1,645	1,645
05-07-2015	8	002845	3x4 Case Packer Buckets	10,967	1,645	1,645
09-04-2015	8	002852	1X6 Case Packer Buckets	33,736	5,060	5,060
09-04-2015	8	002853	1X6 Case Packer Buckets	33,736	5,060	5,060
09-04-2015	8	002854	1X6 Case Packer Buckets	33,736	5,060	5,060
09-04-2015	8	002855	1X6 Case Packer Buckets	33,736	5,060	5,060
09-04-2015	8	002856	1X6 Case Packer Square	11,223	1,683	1,683
09-04-2015	8	002857	1X6 Case Packer Square	11,223	1,683	1,683
09-04-2015	8	002858	1X6 Case Packer Square	11,223	1,683	1,683
05-23-2015	8	002907	FT G-Zilla Popper - Kettle	72,771	10,916	10,916
05-23-2015	8	002908	FT G-Zilla Popper - Kettle	72,771	10,916	10,916
05-23-2015	8	002909	Feed System	29,865	4,480	4,480
05-23-2015	8	002911	Super-Sack Unloader	28,444	4,267	4,267

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Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

05-23-2015	8	002913	FT Vibratory Collection	55,459	8,319	8,319
05-23-2015	8	002914	Mobile Salter	25,478	3,822	3,822
05-23-2015	8	002915	FT Sifter	32,650	4,898	4,898
05-23-2015	8	002916	FT Incline Conveyor	18,300	2,745	2,745
05-23-2015	8	002917	Storage Hopper	17,074	2,561	2,561
05-23-2015	8	002918	Oil Kettle for Slurry	26,462	3,969	3,969
05-23-2015	8	002921	PLC Based Control Syste	125,867	18,880	18,880
05-23-2015	8	002922	Add Load Cells and Corn	133,857	20,078	20,078
05-23-2015	8	002927	Cretors Change Order - A	66,813	10,022	10,022
05-23-2015	8	002928	Change Order - Pump Ch	61,990	9,299	9,299
05-07-2015	8	002931	3x4 Case Packer Belts - P	6,333	950	950
05-07-2015	8	002932	3x4 Case Packer Buckets	10,967	1,645	1,645
04-20-2015	8	002936	Wetpop Kettle 1 - Bottle U	16,414	2,462	2,462
04-20-2015	8	002937	Wetpop Kettle 2 - Bottle U	12,161	1,824	1,824
04-20-2015	8	002938	Wetpop Kettle 3 - Bottle U	12,161	1,824	1,824
04-20-2015	8	002939	Wetpop Kettle 4 - Bottle U	12,161	1,824	1,824
04-20-2015	8	002940	Wetpop Kettle 5 - Bottle U	12,161	1,824	1,824
04-20-2015	8	002941	Wetpop Kettle 6 - Bottle U	12,161	1,824	1,824
04-20-2015	8	002942	Wetpop Kettle 7 - Bottle U	12,161	1,824	1,824
04-20-2015	8	002943	Wetpop Kettle 8 - Bottle U	12,161	1,824	1,824
05-23-2015	8	002946	Exit Conveyor	11,270	1,691	1,691
05-23-2015	8	002947	Exit Conveyor from Sifter T	14,200	2,130	2,130
05-23-2015	8	002948	Cross Feed Conveyor	8,600	1,290	1,290
05-23-2015	8	002954	Turntable and Chute	5,695	854	854
05-23-2015	8	002955	Bagging Mezzanine	80,167	12,025	12,025
05-23-2015	8	002956	Mechanical Piping - Corn,	166,333	24,950	24,950
05-23-2015	8	002957	Controls Oil System	36,366	5,455	5,455
05-23-2015	8	002958	Wetpop G-Zilla/Bagging -	158,385	23,758	23,758
05-23-2015	8	002959	Modifications to Sugar Cro	6,353	953	953
05-23-2015	8	002960	Markem X60 Printer	13,415	2,012	2,012
05-23-2015	8	002961	Modify Stairs to Wetpop	12,769	1,915	1,915
09-08-2015	8	002962	Hi-Speed Case Checkwei	31,617	4,742	4,742
09-08-2015	8	002963	Pearson Conveyor - Line	151,911	22,787	22,787
09-08-2015	8	002964	Pearson System Controls	74,920	11,238	11,238
09-08-2015	8	002967	400 Amp Electrical Panel	18,788	2,818	2,818
09-04-2015	8	002968	3X4 Case Packer Buckets	8,169	1,225	1,225
09-04-2015	8	002969	1X6 Case Packer Buckets	33,736	5,060	5,060
09-04-2015	8	002970	1X6 Case Packer Square	11,223	1,683	1,683
09-04-2015	8	002971	1X6 Case Packer Square	11,223	1,683	1,683
05-23-2015	8	002984	FT G-Zilla Popper - Kettle	72,771	10,916	10,916
05-23-2015	8	002985	FT G-Zilla Popper - Kettle	72,771	10,916	10,916
05-23-2015	8	002986	Feed System	29,865	4,480	4,480
04-17-2015	8	003053	Nitrogen Generator	89,200	13,380	13,380
04-17-2015	8	003077	Nitrogen Generator	89,200	13,380	13,380
05-12-2014	9	002783	PV Analyzer - Testfoodlab	7,600	1,140	1,140
05-12-2014	9	002784	Unity Analyzer Machine	44,900	6,735	6,735
11-01-2014	9	002793	Columbia Palletizer	514,332	77,150	77,150
11-01-2014	9	002794	Wulftech Stretch Wrapper	36,456	5,468	5,468
11-01-2014	9	002795	Columbia Palletizer: Palle	9,282	1,392	1,392
05-12-2014	9	002796	Wulftech Stretch Wrapper	45,570	6,836	6,836
01-01-2015	9	002797	Columbia Palletizer: Freig	8,459	1,269	1,269

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Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

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FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

05-12-2014	9	002798	2500 Popper (Puffer)	262,240	39,336	39,336
05-12-2014	9	002799	2500 Sifter	34,345	5,152	5,152
05-12-2014	9	002800	Control Panel	41,200	6,180	6,180
09-26-2014	9	002801	Matrix Elite Bagger DS 13	55,007	8,251	8,251
09-26-2014	9	002802	Start up support	8,628	1,294	1,294
09-26-2014	9	002803	SPI Butler Automatic Unw	44,890	6,734	6,734
09-26-2014	9	002804	Single Head Printer - 5200	12,198	1,830	1,830
09-26-2014	9	002805	A41196 2200 Wipe Syste	14,110	2,116	2,116
09-26-2014	9	002806	Slide Chute and Accumula	5,695	854	854
09-26-2014	9	002807	4th Bagger Electrical Insta	14,184	2,128	2,128
05-12-2014	9	002808	SPI Butler Automatic Unw	42,958	6,444	6,444
05-12-2014	9	002809	FT Surge Hopper	8,638	1,296	1,296
05-12-2014	9	002810	FT - Savory Coater	62,749	9,412	9,412
05-12-2014	9	002811	Dry Seasoner	36,262	5,439	5,439
05-12-2014	9	002812	FT-Kettle - 240 Gal	56,526	8,479	8,479
05-12-2014	9	002813	PLC Control System	43,863	6,579	6,579
05-12-2014	9	002814	Start-up Service For Flo-T	15,154	2,273	2,273
05-12-2014	9	002816	Metal Detector THS/G21 E	13,113	1,967	1,967
05-12-2014	9	002817	Matrix Elite Bagger DS 13	55,007	8,251	8,251
05-12-2014	9	002818	Yamato 514 Scale	80,203	12,030	12,030
05-12-2014	9	002819	Yamato 518 Scale	118,668	17,800	17,800
05-12-2014	9	002820	Markem X60 Printer	12,007	1,801	1,801
05-12-2014	9	002825	Air Popper Vent	22,300	3,345	3,345
05-12-2014	9	002826	Top Mount Mixer	11,800	1,770	1,770
05-12-2014	9	002827	SPI Butler Automatic Unw	11,788	1,768	1,768
05-12-2014	9	002828	Conversion to Screw feed	8,125	1,219	1,219
05-12-2014	9	002829	Markem Single Head Prin	12,760	1,914	1,914
09-26-2014	9	002831	Yamato 514 Scale	80,203	12,030	12,030
09-26-2014	9	002832	Markem X60 Printer	11,966	1,795	1,795
09-26-2014	9	002833	SPI Butler Automatic Unw	9,440	1,416	1,416
09-26-2014	9	002834	ACSI Conveyors/Pop-up P	25,559	3,834	3,834
09-26-2014	9	002835	Metal Detector THS/G21 E	13,113	1,967	1,967
09-26-2014	9	002836	Incline Conveyor for Bagg	11,910	1,787	1,787
09-26-2014	9	002837	4th Airpopbagger installat	62,198	9,330	9,330
09-26-2014	9	002838	Heat and Control Service	8,322	1,248	1,248
05-12-2014	9	002839	Conveyor	250,370	37,556	37,556
05-12-2014	9	002846	Pearson Case Erector 2	55,496	8,324	8,324
05-12-2014	9	002850	Pearson Case Sealer 2	22,987	3,448	3,448
05-12-2014	9	002851	Pearson Case Sealer 3	22,987	3,448	3,448
05-12-2014	9	002859	SPI Butler Automatic Unw	42,958	6,444	6,444
05-12-2014	9	002860	SPI Butler Automatic Unw	42,958	6,444	6,444
05-12-2014	9	002861	Metal Detector THS/G21 E	13,113	1,967	1,967
05-12-2014	9	002862	Metal Detector THS/G21 E	13,113	1,967	1,967
05-12-2014	9	002863	Matrix Elite Bagger DS 13	55,007	8,251	8,251
05-12-2014	9	002864	Matrix Elite Bagger DS 13	55,007	8,251	8,251
05-12-2014	9	002865	Yamato 514 Scale	80,203	12,030	12,030
05-12-2014	9	002866	Markem X60 Printer	12,007	1,801	1,801
05-12-2014	9	002867	Markem X60 Printer	12,007	1,801	1,801
05-12-2014	9	002869	Case Checkweigher	28,494	4,274	4,274
05-12-2014	9	002870	SPI Butler Automatic Unw	11,788	1,768	1,768
05-12-2014	9	002871	SPI Butler Automatic Unw	11,788	1,768	1,768

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Whitestown, IN 46075

05-12-2014	9	002872	Markem Single Head Prin	12,760	1,914	1,914
05-12-2014	9	002873	Markem Single Head Prin	12,760	1,914	1,914
07-30-2014	9	002876	Incline Conveyor	19,400	2,910	2,910
06-02-2014	9	002877	FT G-Zilla Popper - Kettle	68,596	10,289	10,289
06-02-2014	9	002878	FT G-Zilla Popper - Kettle	72,400	10,860	10,860
06-02-2014	9	002879	Gas G-Zilla Feed System	36,915	5,537	5,537
06-02-2014	9	002881	Ft Vibratory Collection Co	55,176	8,276	8,276
06-02-2014	9	002882	Mobile Salter Assy	25,384	3,808	3,808
06-02-2014	9	002883	FT Cooling Sifter	32,530	4,880	4,880
06-02-2014	9	002884	FT Incline Conveyor	18,233	2,735	2,735
06-02-2014	9	002885	FT Popped Corn Storage	17,011	2,552	2,552
06-02-2014	9	002886	Oil Kettle for Shurry	23,044	3,457	3,457
05-12-2014	9	002889	PLC Control System	125,403	18,810	18,810
11-01-2014	9	002890	Incline Conveyor	46,000	6,900	6,900
05-12-2014	9	002891	Metal Detector THS/G21 E	12,195	1,829	1,829
05-12-2014	9	002892	Conveyor System and Str	111,395	16,709	16,709
11-01-2014	9	002896	Markem X60 Printer	12,007	1,801	1,801
11-01-2014	9	002897	260E-G2 Fastback: Accu	27,862	4,179	4,179
11-01-2014	9	002898	260E-G2 Fastback: Weig	29,577	4,437	4,437
11-01-2014	9	002899	Straight Abort Chute - PH	5,661	849	849
11-01-2014	9	002900	Bagging Mezz 3 - Convey	78,251	11,738	11,738
11-01-2014	9	002901	Bagging Mezz 3 - Weighe	43,496	6,524	6,524
11-01-2014	9	002902	Control System: Weigher	14,867	2,230	2,230
05-12-2014	9	002906	Installation of Fluid Pipes	18,200	2,730	2,730
11-01-2014	9	002923	Metal Detector THS/G21 E	12,195	1,829	1,829
11-01-2014	9	002925	Yamato 518 Scale	110,600	16,590	16,590
06-02-2014	9	002972	FT G-Zilla Popper - Kettle	72,400	10,860	10,860
06-02-2014	9	002973	FT G-Zilla Popper - Kettle	72,400	10,860	10,860
05-12-2014	9	002974	Matrix Elite Bagger DS 13	55,007	8,251	8,251
05-12-2014	9	002975	Yamato 514 Scale	80,203	12,030	12,030
05-12-2014	9	002976	Markem X60 Printer	12,007	1,801	1,801
05-12-2014	9	002978	SPI Butler Automatic Unw	11,788	1,768	1,768
05-12-2014	9	002979	Markem Single Head Prin	12,760	1,914	1,914
05-12-2014	9	002982	SPI Butler Automatic Unw	42,958	6,444	6,444
06-02-2014	9	002983	Gas G-Zilla Feed System	36,915	5,537	5,537
07-14-2014	9	002988	Columbia Palletizer	514,332	77,150	77,150
05-12-2014	9	002989	Incline Conveyor	46,074	6,911	6,911
05-12-2014	9	002990	260E-G Fastback: Switch	21,675	3,251	3,251
05-12-2014	9	002991	260E-G Fastback: Switch	24,673	3,701	3,701
05-12-2014	9	002992	260E-G2 Fastback: Accu	35,695	5,354	5,354
05-12-2014	9	002993	90E-G2 Fastback: Meteri	16,329	2,449	2,449
05-12-2014	9	002994	260E-G2 Fastback: Distri	23,658	3,549	3,549
05-12-2014	9	002995	260E-G2 Fastback: Distri	23,554	3,533	3,533
05-12-2014	9	002996	260E-G2 Fastback: Distri	23,798	3,570	3,570
05-12-2014	9	002997	90E-G2 Fastback: Weigh	30,302	4,545	4,545
05-12-2014	9	002998	Bagging Mezz 1 - Weighe	14,560	2,184	2,184
05-12-2014	9	002999	Bagging Mezz 1 - Weighe	7,704	1,156	1,156
05-12-2014	9	003000	Spiral Abort Chute	15,319	2,298	2,298
05-12-2014	9	003001	Surge Bin With Feeder	28,105	4,216	4,216
05-12-2014	9	003002	Incline Conveyor	42,760	6,414	6,414
05-12-2014	9	003003	90E-G2 Fastback: Weigh	16,165	2,425	2,425

* Percent Good is a composite of the percent good allowed and the trend factor if one is applicable
* Values may differ slightly from the return due to rounding issues

Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

05-12-2014	9	003004	Incline Conveyor	44,396	6,659	6,659
05-12-2014	9	003005	260E-G2 Fastback: Accu	24,990	3,749	3,749
05-12-2014	9	003006	260E-G2 Fastback: Weig	26,213	3,932	3,932
05-12-2014	9	003007	Spiral Abort Chute	15,319	2,298	2,298
05-12-2014	9	003008	Bagging Mezz 1 - Convey	107,464	16,120	16,120
05-12-2014	9	003009	Bagging Mezz 1 - Scale S	61,771	9,266	9,266
05-12-2014	9	003010	Control System	52,475	7,871	7,871
05-12-2014	9	003011	Change Pats	80,497	12,074	12,074
05-12-2014	9	003012	Freight Fastbacks (21657	30,206	4,531	4,531
05-12-2014	9	003013	Change Order #1	24,933	3,740	3,740
05-12-2014	9	003014	Change Order #2	109,000	16,350	16,350
05-12-2014	9	003015	Conveyor System Modific	43,293	6,494	6,494
05-12-2014	9	003016	Bagging Mezz 1 - Stainles	5,836	875	875
05-12-2014	9	003017	Bagging Mezz 1 - Walk O	13,700	2,055	2,055
05-12-2014	9	003018	Bagging Mezz 1 - Platform	84,365	12,655	12,655
07-14-2014	9	003019	Columbia Palletizer: Freig	9,377	1,407	1,407
05-12-2014	9	003020	Wulftech Stretch Wrapper	68,990	10,349	10,349
05-12-2014	9	003021	Columbia Palletizer: Sele	38,000	5,700	5,700
05-12-2014	9	003022	Q33 Pallet Labeler	23,350	3,503	3,503
05-12-2014	9	003023	RTE Expansion	927,430	139,114	139,114
09-26-2014	9	003024	Arlington Controls Service	10,514	1,577	1,577
11-01-2014	9	003025	Start Up Training	51,731	7,760	7,760
07-30-2014	9	003026	Conveyor	10,700	1,605	1,605
07-30-2014	9	003027	90E-G2 Fastback: Feed C	11,450	1,718	1,718
07-30-2014	9	003028	SS Legs Stainless Metal D	8,734	1,310	1,310
07-30-2014	9	003029	Freight for Scale	5,750	863	863
07-30-2014	9	003030	Contract Labor	45,852	6,878	6,878
09-26-2014	9	003031	Matrix Elite Bagger DS 13	55,007	8,251	8,251
05-12-2014	9	003032	Corn System - Install	80,294	12,044	12,044
05-12-2014	9	003033	De-humidifer	26,250	3,938	3,938
05-12-2014	9	003034	Corn System - Install	16,287	2,443	2,443
05-12-2014	9	003039	Lantech Stretch Wrapper	13,105	1,966	1,966
05-12-2014	9	003040	COP Cleaning Tank	12,710	1,907	1,907
05-12-2014	9	003041	Thermal Printer - Warehouse	6,200	930	930
05-12-2014	9	003042	HVAC System	31,400	4,710	4,710
05-12-2014	9	003043	System Engineering/Integ	45,603	6,841	6,841
05-12-2014	9	003045	Air Compressors and Pipp	67,362	10,104	10,104
05-12-2014	9	003046	Hot Water and Piping	98,436	14,765	14,765
05-12-2014	9	003047	Oil Storage Delivery	282,633	42,395	42,395
05-12-2014	9	003048	Waste Water Tank	38,243	5,736	5,736
05-12-2014	9	003049	Mechanical and Electrical	193,656	29,048	29,048
05-12-2014	9	003050	Corn System - Install	33,428	5,014	5,014
07-14-2014	9	003051	Corn System	1,083,663	162,549	162,549
07-14-2014	9	003052	Corn System - Install	256,703	38,505	38,505
05-12-2014	9	003054	Oil System: Actuated Valv	12,564	1,885	1,885
05-12-2014	9	003055	Oil System: Strainers	4,655	698	698
05-12-2014	9	003056	Mechanical T&M	54,298	8,145	8,145
05-12-2014	9	003057	Electrical Extra Costs	42,093	6,314	6,314
05-12-2014	9	003058	Additional Hose Stations	7,698	1,155	1,155
05-12-2014	9	003059	Premium Time for Contrac	12,935	1,940	1,940
05-12-2014	9	003060	Electrical Costs	4,221	633	633

* Percent Good is a composite of the percent good allowed and the trend factor if one is applicable

* Values may differ slightly from the return due to rounding issues

4.1

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Page: 14 of 15

Boone, IN
2023 Business Personal Property Tax Return - New Account- WPCR-2

Taxpayer: Weaver Popcorn Manufacturing, Inc.
FEIN: 35-0953313
Location ID: WPCR-2
Account #: New Account- WPCR-2

4485 S. Perry Worth Rd.
Whitestown, IN 46075

02-01-2015	9	003061	Markem X60 Printer	12,007	1,801	1,801
05-12-2014	9	003064	3000 amp Switch Gear	35,000	5,250	5,250
05-12-2014	9	003066	CDW Equipment	19,146	2,872	2,872
05-12-2014	9	003067	Cabling	28,402	4,260	4,260
05-12-2014	9	003068	Taylorred Systems	14,201	2,130	2,130
11-01-2014	9	003070	Pearson Case Erector 6	55,451	8,318	8,318
11-01-2014	9	003071	Pearson Case Packer 6	245,030	36,755	36,755
11-01-2014	9	003072	Pearson Case Scaler 6	22,969	3,445	3,445
05-12-2014	9	003074	Lantech Stretch Wrapper	13,105	1,966	1,966
11-01-2014	9	003084	Inclined Plastic Belt Conv	44,000	6,600	6,600
11-01-2014	9	003129	Matrix Elite Bagger DS 13	55,007	8,251	8,251
09-28-2012	11	002511	R&D OIL POPPER	9,421	1,413	1,413
09-26-2008	15	002248	Furniture and equipment f	63,846	9,577	9,577
09-26-2008	15	002258	Humidity Chamber	9,560	1,434	1,434
09-26-2008	15	002259	Storage rack (1 of 3)	5,932	890	890
09-26-2008	15	002260	Storage rack (2 of 3)	5,932	890	890
09-26-2008	15	002261	Storage rack (3 of 3)	6,392	959	959
11-19-2008	15	002266	Furniture and equipment f	12,407	1,861	1,861
12-22-2008	15	002285	Mixer (not part of original p	7,656	1,148	1,148
03-13-1998	25	001228	CRETOR'S 80 DRY PUFF	17,980	2,697	2,697
10-01-1998	25	001353	BROOKFIELD VIEWMAS	3,028	454	454
05-30-1997	26	001168	THWING-ALBERT QC-10	10,574	1,586	1,586
07-01-1993	30	000836	R&D INCUBATOR (USED)	4,600	690	690
Form Subtotal:			608 Assets	79,767,247	27,508,077	27,508,077

Totals for Form: Pool 2 (5-8 Year Life) (Total of all assets subtotaled above in this form category)

2023	20,203,864	8,081,546	8,081,546
2022	23,622,476	13,228,586	13,228,586
2021	1,872,491	786,446	786,446
2020	1,549,521	495,847	495,847
2019	184,947	44,387	44,387
2018	705,754	127,036	127,036
2017	19,117,094	2,867,564	2,867,564
2016	2,346,604	351,991	351,991
2015	10,007,168	1,501,075	1,501,075
2013	9,421	1,413	1,413
2009	111,726	16,759	16,759
1999	21,008	3,151	3,151
1998	10,574	1,586	1,586
1994	4,600	690	690
Total	79,767,247	27,508,077	27,508,077

Totals for Taxable

Original Cost	Dep Value	Assd Value
82,655,270	30,362,491	30,362,491



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

State Form 52603 (R20 / 1-23)

Prescribed by the Department of Local Government Finance

JANUARY 1, 2023

FORM 103 - ERA

PRIVACY NOTICE

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

INSTRUCTIONS

- In order to receive a deduction, this schedule must be submitted with a timely filed Form 103-Long.
- A separate schedule must be completed and attached to Form 103-Long for each approved from SB-1/PP for the abatement.
- Attach a copy of the applicable Form CF-1 to this schedule. First-time filings must also include the SB-1 and the resolution from the designating body.
- For any acquisitions included herein since the last assessment date, attach a list of the newly included equipment on Form 103-EL.

SECTION 1: OWNER INFORMATION

Name of Taxpayer Weaver Popcorn Company, Inc.		Name of Contact Person Debbie Dillinger	
Full Address (number and street, city, state, and ZIP code) 4485 S Perry Worth Road, Whitestown, IN 46075		Email Address of Contact Person ddillinger@deloitte.com	Telephone Number (412) 338-7448
County Boone	Township Worth	Taxing District 06019	Fax Number ()

SECTION 2: ECONOMIC REVITALIZATION AREA INFORMATION

Name of Body Designating the Economic Revitalization Area Town Council		Resolution Number 2022-23	Length of Abatement (years) 4
Date Designation Approved (month, day, year)	Designation Termination Date (month, day, year)	Does Resolution Limit Dollar Amount of Deduction? <input type="checkbox"/> Yes, and limit is based on Equipment <input type="checkbox"/> Cost <input type="checkbox"/> Assessed Value <input checked="" type="checkbox"/> No	

SECTION 3: ABATED EQUIPMENT POOLING SCHEDULE

The total cost of depreciable assets is to be reported on Form 103-Long. This schedule includes only the values attributable to the new manufacturing, research and development, logistical distribution, and/or information technology equipment under abatement per the resolution and IC 6-1.1-12.1.

The Minimum Value Ratio applies if Line 53 is greater than Line 52D on Page 2 of the Form 103-Long [IC 6-1.1-12.1-4.5(g)]	Box 1 - Enter Amount Shown on Line 53 of Form 103-Long 23,942,777
Box 2 - Enter Amount Shown on Line 52D of Form 103-Long 27,516,479	Box 3 - Divide Box 1 by Box 2 (Carry Ratio 5 Decimal Places) .87012

POOL NUMBER 1 (1 TO 4 YEAR LIFE)

	Form 103-Long, Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year*	Percent	Deduction Claimed
13	1-2-22 to 1-1-23	\$	65%	\$		1	%	\$
14	1-2-21 to 1-1-22	\$	50%	\$		2	%	\$
15	1-2-20 to 1-1-21	\$	35%	\$		3	%	\$
16A	1-2-19 to 1-1-20	\$	20%	\$		4	%	\$
16B	1-2-18 to 1-1-19	\$	20%	\$		5	%	\$
16C	1-2-17 to 1-1-18	\$	20%	\$		6	%	\$
16D	1-2-16 to 1-1-17	\$	20%	\$		7	%	\$
16E	3-2-15 to 1-1-16	\$	20%	\$		8	%	\$
16F	3-2-14 to 3-1-15	\$	20%	\$		9	%	\$
16G	3-2-13 to 3-1-14	\$	20%	\$		10	%	\$
17	TOTAL POOL NUMBER 1	\$	--	\$	--	--	--	\$

POOL NUMBER 2 (5 TO 8 YEAR LIFE)

	Form 103-Long, Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year*	Percent	Deduction Claimed
18	1-2-22 to 1-1-23	\$ 20,203,864	40%	\$ 8,081,546		1	100 %	\$ 8,081,546
19	1-2-21 to 1-1-22	\$	56%	\$		2	%	\$
20	1-2-20 to 1-1-21	\$	42%	\$		3	%	\$
21	1-2-19 to 1-1-20	\$	32%	\$		4	%	\$
22	1-2-18 to 1-1-19	\$	24%	\$		5	%	\$
23	1-2-17 to 1-1-18	\$	18%	\$		6	%	\$
24A	1-2-16 to 1-1-17	\$	15%	\$		7	%	\$
24B	3-2-15 to 1-1-16	\$	15%	\$		8	%	\$
24C	3-2-14 to 3-1-15	\$	15%	\$		9	%	\$
24D	3-2-13 to 3-1-14	\$	15%	\$		10	%	\$
25	TOTAL POOL NUMBER 2	\$ 20,203,864	--	\$ 8,081,546	--	--	--	\$ 8,081,546

SUB-TOTAL - POOLS 1 AND 2 (Total Lines 17 and 25. Enter to the Right and on Page 2.)	\$ 8,081,546
--	--------------

**SECTION 3 (continued) ABATED EQUIPMENT POOLING SCHEDULE
POOL NUMBER 3 (9 TO 12 YEAR LIFE)**

		Form 103-Long, Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year*	Percent	Deduction Claimed
26	1-2-22 to 1-1-23	\$	40%	\$		1		%	\$
27	1-2-21 to 1-1-22	\$	60%	\$		2		%	\$
28	1-2-20 to 1-1-21	\$	55%	\$		3		%	\$
29	1-2-19 to 1-1-20	\$	45%	\$		4		%	\$
30	1-2-18 to 1-1-19	\$	37%	\$		5		%	\$
31	1-2-17 to 1-1-18	\$	30%	\$		6		%	\$
32	1-2-16 to 1-1-17	\$	25%	\$		7		%	\$
33	3-2-15 to 1-1-16	\$	20%	\$		8		%	\$
34	3-2-14 to 3-1-15	\$	16%	\$		9		%	\$
35	3-2-13 to 3-1-14	\$	12%	\$		10		%	\$
37	TOTAL POOL NUMBER 3	\$	--	\$	--	--	--	--	\$

POOL NUMBER 4 (13 YEAR AND LONGER LIVES)

		Form 103-Long, Schedule A, Column C, Adjusted Cost	TTV%	True Tax Value	Minimum Value Ratio (if applicable) (5 decimal places)	Year	Year*	Percent	Deduction Claimed
38	1-2-22 to 1-1-23	\$	40%	\$		1		%	\$
39	1-2-21 to 1-1-22	\$	60%	\$		2		%	\$
40	1-2-20 to 1-1-21	\$	63%	\$		3		%	\$
41	1-2-19 to 1-1-20	\$	54%	\$		4		%	\$
42	1-2-18 to 1-1-19	\$	46%	\$		5		%	\$
43	1-2-17 to 1-1-18	\$	40%	\$		6		%	\$
44	1-2-16 to 1-1-17	\$	34%	\$		7		%	\$
45	3-2-15 to 1-1-16	\$	29%	\$		8		%	\$
46	3-2-14 to 3-1-15	\$	25%	\$		9		%	\$
47	3-2-13 to 3-1-14	\$	21%	\$		10		%	\$
51	TOTAL POOL NUMBER 4	\$	--	\$	--	--	--	--	\$

SUB-TOTAL -- POOLS 3 AND 4 (Total Lines 37 and 51. Enter to the Right and Below) \$

SPECIAL TOOLING

		Form 103-Long, Schedule A, Column C, Adjusted Cost	True Tax Value (Included on Form 103-T)		The Minimum Value Ratio Is Not Applicable To Special Tooling	Abatement			Deduction Claimed
			Year	Year*		Percent			
S1	1-2-22 to 1-1-23	\$	30%	\$		1		%	\$
S2	1-2-21 to 1-1-22	\$	3%	\$		2		%	\$
S3	1-2-20 to 1-1-21	\$	3%	\$		3		%	\$
S4	1-2-19 to 1-1-20	\$	3%	\$		4		%	\$
S5	1-2-18 to 1-1-19	\$	3%	\$		5		%	\$
S6	1-2-17 to 1-1-18	\$	3%	\$		6		%	\$
S7	1-2-16 to 1-1-17	\$	3%	\$		7		%	\$
S8	3-2-15 to 1-1-16	\$	3%	\$		8		%	\$
S9	3-2-14 to 3-1-15	\$	3%	\$		9		%	\$
S10	3-2-13 to 3-1-14	\$	3%	\$		10		%	\$
S11	TOTAL SPECIAL TOOLING	\$	--	\$	--	--	--	--	\$

SUB-TOTAL POOLS 1 AND 2 (from Page 1)		\$ 8,081,546
SUB-TOTAL POOLS 3 AND 4 (from Above)		\$
SUB-TOTAL SPECIAL TOOLING (from Above - Line S11)		\$
TOTAL ALL POOLS AND SPECIAL TOOLING		\$ 8,081,546
LIMIT ON AMOUNT OF ABATEMENT STATED IN RESOLUTION	Cost	Assessed Value
	\$	\$
AMOUNT OF DEDUCTION CLAIMED - Lesser of Resolution Limit on Abatement or Total All Pools. (Carry deduction forward to the Summary Section on Page 1 of the Form 103-Long)		\$ 8,081,546

Obsolescence Claimed on Form 106? Yes No
NOTE: If obsolescence is claimed on depreciable assets, the applicable adjustment must be taken on the Abatement Deduction being claimed. Show calculations on Form 106.
 Line numbers on this form match the line number on the Form 103-Long. Lines were added to Pools 1 and 2 and deleted from Pools 3 and 4 to reflect the ten (10) year abatement limitation.
 * This column may be used when the abatement year does not correlate with the acquisition year within the pool.
 An example might be when used equipment is moved into Indiana from out of state and it was granted an abatement.



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

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM CF-1 / Real Property

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

INSTRUCTIONS:

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

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

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

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

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

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



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

State Form 18379 (R14 / 6-16)

Prescribed by the Department of Local Government Finance

20 PAY 20

FORM 322 / RE

INSTRUCTIONS:

1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not 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 target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
 - l. Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

FILED
MAY 05 2020

SECTION I - DESCRIPTION OF PROPERTY

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

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

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative: *Eric Osterhaus* hereby certify that the representations on this application are true. Date signed (month, day, year) **5-5-20**

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

SECTION III - STRUCTURES

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

SECTION IV - VERIFICATION OF ASSESSING OFFICIAL

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

Signature of assessing official	Printed name of assessing official	Date (month, day, year)
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SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This application is approved in the amounts shown above.

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

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

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-12-1-5.1

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

INSTRUCTIONS:

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

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

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

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



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

FORM 11

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

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



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

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

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

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

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

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

Reason for Revision of Assessment: THIS IS NOT A BILL

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

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

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

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

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

1/1 26999

