



MEMO

TO: Whitestown Town Council

Whitestown RDC

FROM: Claire Collett, Boone EDC

317-719-1990 / Claire@BetterInBoone.org

DATE: June 19, 2023

RE: 2023 Compliance Review – Batch 6

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. Citimark Whitestown LLC
 - *Tenant occupied the space on 3/15/2023
- 2. Crest 3921 LLC
- 3. Crest 3930 LLC
- 4. Lord Realty Holdings LLC (5828, 6040 and 6353 Commerce Drive)

*Park 130 was approved as a whole, but is being built out in phases. Building 5/Lot 5 (6353) was completed in late 2022 at a cost of roughly \$17.6 million. Building 5 is not yet 100% leased, so the employee numbers should increase in 2023 or 2024 when the remaining space is filled. Employee wages are higher than expected at all 3 properties.

- 5. Pool 5 Industrial LLC (4530 4683 Albert S. White Dr.)
 - *Under new ownership and current property owner does not have capital investment information from original Seller.
- 6. Pool 5 Industrial LLC (3124 Perry Blvd.)
 - *Under new ownership and current property owner does not have capital investment information from original Seller.
- 7. Granite (65 Commerce Building 4) LLC
 - *Bulk of hiring did not start until July 2022. Employee headcount and capital investment are higher than anticipated.
- 8. Exeter 5750 Commerce, LP
 - *Wages are higher than anticipated.
- 9. Exeter 4881 S. Perry Worth, LP

CF-1 Personal Property

1. Polymer Technology Systems, Inc.

*CF-1 form only reflects PP investment from 2018-2020; Form 103 reflects a total PP of \$13,165,956

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

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

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



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 9th, 2023

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

RE: Tax Year 2022 Pay 2023 Form 322/RE
Tax Year 2023 Pay 2024 Form CF-1 and Form 322/RE
Pool 5 Industrial IN, LLC (Parcels 020-00590-00 and 020-00590-01)

Dear Natalie,

On behalf of Pool 5 Industrial IN, LLC, for the above-mentioned property and parcel(s), attached please find:

- The fully executed Form CF-1 for 2023 Pay 2024;
- The fully executed Form 322/RE for,
 - 2022 Pay 2023 to capture the 256,100 (2021 build) "new construction" value for Abatement Schedule Year 1
 - 2023 Pay 2024 to capture the 256,100 (2021 build) "new construction" value for Abatement Schedule Year 2
 - 2023 Pay 2024 to capture the anticipated value increase that was relayed to me for "new construction," verbally and via email, that will be on a corrected Form 11, to be sent out for Tax Year 2023 at a to-bedetermined date.
- The Form 11 for 2022 Pay 2023 and 2023 Pay 2024;
- The 2023 Property Record Card;
- 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 5 Industrial IN, LLC is in substantial compliance with the requirements proposed in the SB-1. The Owner also respectfully requests that the 256,100 (2021 build) value is captured for 2022 Pay 2023 and 2023 Pay 2024 and is put on the Abatement Schedule going forward.

Thank you,

Maggie M. Dugan

Manager, Ernst & Young, LLP

Enclosures

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 Janis Wilson (Boone County), jw1012@sbcglobal.net

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

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).

PRIVACY NOTICE

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

SECTION 1 Name of taxpayer	TAXPAYER	INFORMATION		County	
Pool 5 Industrial IN, LLC				Boone	
Address of taxpayer (number and street, city, state, and ZIP code)			DLGF taxing district number		
Five Radnor Corporate Center, 100	•	te. 250, Radnor,	PA 19087	06-020	and named
•			Telephone numb	per	
Riley Dunbar				(609) 5	519-8102
SECTION 2	LOCATION AND DESC	RIPTION OF PROPER	TY		
Name of designating body		Resolution number			date (month, day, year)
Whitestown Town Council		2018-50		01/2019	
Cocation of property 3124 Perry Blvd., Whitestown, IN 4	16075			Actual start date	(month, day, year)
Description of real property improvements	/=1 / H / H / A /	(D 1 000		·	letion date (month, day, year)
505,700 SF Industrial Warehouse	e/Distribution Cente	er (Parcels 020-	00590-00	12/2025	
and 020-00590-01).				Actual completion	on date (month, day, year)
SECTION 3		AND SALARIES			
	ES AND SALARIES		AS ESTIMA	TED ON SB-1	ACTUAL
Current number of employees Salaries					
Number of employees retained					
Salaries					
Number of additional employees 100			62		
Salaries 2,600,000		2,600,000		2,847,436	
SECTION 4	COST A	ND VALUES			
COST AND VALUES		REAL ESTAT	E IMPROVEME	NTS	
AS ESTIMATED ON SB-1	CO	ST		ASSESSE	ED VALUE
Values before project	0		120,100		
Plus: Values of proposed project	15,000,000				
Less: Values of any property being replaced	0				
Net values upon completion of project	15,000,000				
ACTUAL	CO	ST		ASSESSE	ED VALUE
Values before project			24 225 500	(Total Tax Yea	- 2023)
Plus: Values of proposed project Less: Values of any property being replaced			24,223,300	(TOTAL TAX TEA	2023)
			24 225 500	(Total Tax Year	· 2023)
	NVERTED AND OTHER BE	NEFITS PROMISED B		<u> </u>	
	AND OTHER BENEFITS			ED ON SB-1	ACTUAL
Amount of solid waste converted					
Amount of hazardous waste converted					
Other benefits:					
SECTION 6		CERTIFICATION			
— Door	ereby certify that the represe		nt are true.	T	
Signature of authorized representative	ey Dunbar	Title Real Estate Ta	x Analyst		nonth, day, year) 3-05-04
	OCB55628E4DC				

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

We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	<u>'</u>
If the property owner is found not to be in substantial compliance, th time has been set aside for the purpose of considering compliance.		
Time of hearing	cation of hearing	
HEARING RESULTS	(to be completed after the hear	ing)
Approved	Denied (see instruction	n 4 above)
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
Attested by:	Designating body	<u> </u>
APPEAL R	 IGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating bod		y's decision by filing a complaint in the office of the
Circuit or Superior Court together with a bond conditioned to pa		

STATE OF STA

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 22 PAY 20 23

FORM 322 / RE

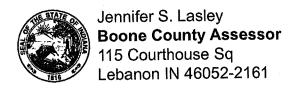
INSTRUCTIONS:

- 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

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

SECTION I - DESCRIPTION OF PROPERTY				
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 22.				
County Boone	Township Perry		DLGF taxing district number 06-020	Key number 020-00590-00
Name of owner Pool 5 Industrial IN, LLC Legal description from Form 11 Replat of Whitestown Business Park 2 Lot 1 33.61				ess Park 2 Lot 1 33.61A
Property address (number and street, city, sta 3124 Perry Blvd., White	,	,		Date of Form 11 (month, day, year) 04/28/2022
Type of structure 505,700 SF Industrial V	Varehouse/Distribu	ution (Center	Use of structure Warehouse/Distribution
Governing body that approved ERA designati Whitestown Town Cour	Governing body that approved ERA designation Whitestown Town Council Date ERA designation approved (month, day, year) 11/14/2018			Resolution number 2018-50
	SECTION II - VERIFICAT	TION OF	OWNER OR REPRESENTATIVE	
Signature of owner or representative described the state of the signed o			9 ()	
Printed name of owner or representative Riley Dunbar Address (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford Rd., Ste. 250, Radnor, PA 19087				
	SECTI	ION III - S	STRUCTURES	AUDITOR'S USE
A. Rehabilitation structure 1. Assessed valua	tion AFTER rehabilitation		\$	
2. Assessed valua	tion BEFORE rehabilitation		\$	
3. Difference in as	sessed valuation (Line 1 minus Line	e 2)	\$	
(for the increase	tion eligible for deduction e in A/V from the rehabilitation, not in A/V from the reassessment of the er		\$	
B. New structure 1. Assessed valua	tion		\$ 256,100.00	
2. Assessed valua	tion eligible for deduction		\$ 256,100.00	
	SECTION IV - VERIF	ICATION	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	Prir	nted name	e of assessing official	Date (month, day, year)

		DISTRESSED AREA WHERE THE STA EDUCTION SCHEDULE PER IC 6-1.1-	
YEAR OF DEDUCTION / ASSESSED VALUE	UE / PERCENTAGE / DEDUCTION	* YEAR OF DEDUCTION / ASSESSE	D VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one (1) year	period:	(8) For deductions allowed over a eight	(8) year period:
1 20 pay 20 \$	100% *% \$	_ 1 20 pay 20 \$	
(2) For deductions allowed over a two (2) year	period:	2 20 pay 20 \$	
		3 20 pay 20 \$	
1 20pay 20\$	100% *% \$ 50% * % \$	_ 4 20 pay 20 \$	
2 20 pay 20 \$	50% "% \$	_ 5 20pay 20 \$	
(3) For deductions allowed over a three (3) year	ar period:	6 20 pay 20 \$ 7 20 pay 20 \$	38% * % \$ 25% * % \$
1 20 pay 20 \$	100% * % \$	7 20 pay 20 \$ - 8 20 pay 20 \$	
2 20 pay 20 \$	66% *% \$	- βαίν 20 βαίν 20 ψ	70 Ψ
3 20 pay 20 \$	33% *% \$	(9) For deductions allowed over a nine	(9) year period:
(4) For deductions allowed according to	on enterts	1 20 pay 20 \$	100% *% \$
(4) For deductions allowed over a four (4) year	period:	2 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	_ 3 20 pay 20 \$	77% *% \$
2 20 pay 20 \$	75% *% \$	_	
3 20 pay 20 \$	50% *% \$	_ 5 20 pay 20 \$	
4 20 pay 20 \$	25% *% \$	_ 6 20 pay 20 \$	
(5) For deductions allowed over a five (5) year	period:	7 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	8 20 pay 20 \$	22% *% \$
2 20 pay 20 \$	80% * % \$	_	11% *% \$
3 20pay 20 \$	60% *% \$	(10) For deductions allowed over a ten	(10) year period:
4 20 pay 20 \$	40% *% \$	- _	100% * % \$
5 20 pay 20 \$	20% * % \$	_ 2 20pay 20 \$	
		3 20 pay 20 \$	
(6) For deductions allowed over a six (6) year p	period:	4 20pay 20\$	
1 20 pay 20 \$	100% *% \$	_ 5 20pay 20\$	
2 20 pay 20 \$	85% *% \$	_ 6 20 pay 20 \$	
3 20 pay 20 \$	66% *% \$	_ 7 20pay 20 \$	
4 20 pay 20 \$	50% *% \$	_ 8 20 pay 20 \$	
5 20 pay 20 \$	34% *% \$	_	% \$
6 20 pay 20 \$	17% *% \$	_ 10 20 pay 20 \$	5% *% \$
(7) For deductions allowed over a seven (7) ye	ar period:	NOTE: The deduction percent	ages shown in this section apply to a
1 20 pay 20 \$	100% * % \$		proved before July 1, 2013 that did not
2 20 pay 20 \$	85% *% \$		deduction schedule adopted by the
3 20 pay 20 \$	71% *% \$		er abatements shall use the percentages ent schedule adopted by the designating
4 20 pay 20 \$	57% *% \$	body per IC 6-1.1-12.1-1	
5 20pay 20\$	43% *% \$		
6 20 pay 20 \$	29% *% \$		all be adjusted annually to reflect changes
7 20 pay 20 \$	14% *% \$	to the assessed valuation resulting the assessment per IC 6-1.1-12	ting from a reassessment or an appeal of
SECTION VI - FOR A RESIDENTIAL	LY DISTRESSED AREA WHERE	THE STATEMENT OF BENEFITS WA	. ,
	DEDUCTION SCHE	DULE PER IC 6-1.1-12.1-17	
TYPE OF DWELLING		ГНЕ LESSER OF: 2.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
One (1) family dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$74,880 AV	pay through pay
Two (2) family dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$106,080 AV	pay through pay
Three (3) unit multifamily dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$156,000 AV	pay through pay
	essed value (after rehabilitation or rede	evelopment) \$ or \$199,680 AV	pay through pay
.,,	,		for one to four family dwellings, respectively.
	, , , ,	AUDITOR (COMPLETE ONLY IF APF	, , ,
This application is approved in the amo		The state of the s	
Signature of County Auditor		ame of County Auditor	Date signed (month, day, year)



960*2**G50**0.574**1/4*******AUTOMIXED AADC 852 POOL 5 INDUSTRIAL IN LLC C/O EQT EXETER - ATTN: DIANA C LIU 101 W ELM ST STE 600 CONSHOHOCKEN PA 19428-2075 որկերերըլենիրեր հեկիլիկենութենիր կինութերերի

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R19 / 12-21) Prescribed by Department of Local Government Finance

Legal Description		
REPLAT OF WHITESTOWN BUSINESS PARK	2	LOT 1
33.61A		

Parcel or Identification Number 020-00590-00

Property Address (number and street, city, state, and ZIP code) 3124 PERRY BLVD WHITESTOWN IN 46075

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

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

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

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

Previous Assessment		New Assessment Effective January 1, 2022	
	LAND	1,676,500	
	STRUCTURES / IMPROVEMENTS *	21,797,800	
	TOTAL	23,474,300	
	3,091,000 17,138,100 20,229,100	3,091,000 LAND 17,138,100 STRUCTURES / IMPROVEMENTS *	

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 2022 pay 2023.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2022 pay 2023. If you believe that the 2022 pay 2023 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. A successful appeal must include evidence to support market value in use of this property.

THE DEADLINE TO FILE AN APPEAL IS 06/15/2022.

Dear Boone County Taxpayer: Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. During the past couple years, construction costs and real estate selling prices have increased steadily and significantly. These increases have a direct effect on the related property assessment.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

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/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

construction may be eligible for deductions - see Forms 622712 and					
County BOONE COUNTY	Township PERRY	,	Date of Notice (month, day, year) 04/28/2022		
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140			

Address (number and street, sity, state and ZIP Code)

115 COURTHOUSE SQUARE, LEBANON IN 46052

STATE OF STA

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

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

20 23 PAY 20 24

FORM 322 / RE

INSTRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, 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

- Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
- k. Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
- I. Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I - DESCRIPTION OF PROPERTY				
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 23.				
Boone	Township Perry		DLGF taxing district number 06-020	Key number 020-00590-00
Name of owner Pool 5 Industrial IN, LLC Legal description from Form 11 Replat of Whitestown Business Park 2 Lot 1			ess Park 2 Lot 1 33.61A	
Property address (number and street, city, sta 3124 Perry Blvd., White				Date of Form 11 (month, day, year) 04/28/2022
Type of structure 505,700 SF Industrial V	Varehouse/Distribu	ution (Center	Use of structure Warehouse/Distribution
Governing body that approved ERA designati Whitestown Town Cour	ncil		Date ERA designation approved (month, day, ye 11/14/2018	Resolution number 2018-50
			OWNER OR REPRESENTATIVE	
Signature of owner or representations on this application are true.) Date signed (month, day, year) 2023-05-09			9 () 21 7	
Printed name of owner or representative Riley Dunbar Address (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford Rd., Ste. 250, Radnor, PA 19087				
	SECTI	ION III - S	STRUCTURES	AUDITOR'S USE
A. Rehabilitation structure 1. Assessed valua	tion AFTER rehabilitation		\$	
2. Assessed valua	tion BEFORE rehabilitation		\$	
3. Difference in as	sessed valuation (Line 1 minus Line	e 2)	\$	
(for the increase	tion eligible for deduction e in A/V from the rehabilitation, not in A/V from the reassessment of the er		\$	
B. New structure 1. Assessed valua	tion		\$ 256,100.00	
2. Assessed valua	tion eligible for deduction		\$ 256,100.00	
	SECTION IV - VERIF	ICATION	OF ASSESSING OFFICIAL	
I verify that the above described structure effective date of the assessment beir			notified on assessed valuations in Section III are corre	ct. , with the
Signature of assessing official	Prir	nted name	e of assessing official	Date (month, day, year)

		DISTRESSED AREA WHERE THE STA EDUCTION SCHEDULE PER IC 6-1.1-	
YEAR OF DEDUCTION / ASSESSED VALUE	UE / PERCENTAGE / DEDUCTION	* YEAR OF DEDUCTION / ASSESSE	D VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one (1) year	period:	(8) For deductions allowed over a eight	(8) year period:
1 20 pay 20 \$	100% *% \$	_ 1 20 pay 20 \$	
(2) For deductions allowed over a two (2) year	period:	2 20 pay 20 \$	
		3 20 pay 20 \$	
1 20pay 20\$	100% *% \$ 50% * % \$	_ 4 20 pay 20 \$	
2 20 pay 20 \$	50% "% \$	_ 5 20pay 20 \$	
(3) For deductions allowed over a three (3) year	ar period:	6 20 pay 20 \$ 7 20 pay 20 \$	38% * % \$ 25% * % \$
1 20 pay 20 \$	100% * % \$	7 20 pay 20 \$ - 8 20 pay 20 \$	
2 20 pay 20 \$	66% *% \$	- βαίν 20 βαίν 20 ψ	70 Ψ
3 20 pay 20 \$	33% *% \$	(9) For deductions allowed over a nine	(9) year period:
(4) For deductions allowed according to	on enterts	1 20 pay 20 \$	100% *% \$
(4) For deductions allowed over a four (4) year	period:	2 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	_ 3 20 pay 20 \$	77% *% \$
2 20 pay 20 \$	75% *% \$	_	
3 20 pay 20 \$	50% *% \$	_ 5 20 pay 20 \$	
4 20 pay 20 \$	25% *% \$	_ 6 20 pay 20 \$	
(5) For deductions allowed over a five (5) year	period:	7 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	8 20 pay 20 \$	22% *% \$
2 20 pay 20 \$	80% * % \$	_	11% *% \$
3 20pay 20 \$	60% *% \$	(10) For deductions allowed over a ten	(10) year period:
4 20 pay 20 \$	40% *% \$	- _	100% * % \$
5 20 pay 20 \$	20% * % \$	_ 2 20pay 20 \$	
		3 20 pay 20 \$	
(6) For deductions allowed over a six (6) year p	period:	4 20pay 20\$	
1 20 pay 20 \$	100% *% \$	_ 5 20pay 20\$	
2 20 pay 20 \$	85% *% \$	_ 6 20 pay 20 \$	
3 20 pay 20 \$	66% *% \$	_ 7 20pay 20 \$	
4 20 pay 20 \$	50% *% \$	_ 8 20 pay 20 \$	
5 20 pay 20 \$	34% *% \$	_	% \$
6 20 pay 20 \$	17% *% \$	_ 10 20 pay 20 \$	5% *% \$
(7) For deductions allowed over a seven (7) ye	ar period:	NOTE: The deduction percent	ages shown in this section apply to a
1 20 pay 20 \$	100% * % \$		proved before July 1, 2013 that did not
2 20 pay 20 \$	85% *% \$		deduction schedule adopted by the
3 20 pay 20 \$	71% *% \$		er abatements shall use the percentages ent schedule adopted by the designating
4 20 pay 20 \$	57% *% \$	body per IC 6-1.1-12.1-1	
5 20pay 20\$	43% *% \$		
6 20 pay 20 \$	29% *% \$		all be adjusted annually to reflect changes
7 20 pay 20 \$	14% *% \$	to the assessed valuation resulting the assessment per IC 6-1.1-12	ting from a reassessment or an appeal of
SECTION VI - FOR A RESIDENTIAL	LY DISTRESSED AREA WHERE	THE STATEMENT OF BENEFITS WA	. ,
	DEDUCTION SCHE	DULE PER IC 6-1.1-12.1-17	
TYPE OF DWELLING		ГНЕ LESSER OF: 2.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
One (1) family dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$74,880 AV	pay through pay
Two (2) family dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$106,080 AV	pay through pay
Three (3) unit multifamily dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$156,000 AV	pay through pay
	essed value (after rehabilitation or rede	evelopment) \$ or \$199,680 AV	pay through pay
.,,	,		for one to four family dwellings, respectively.
	, , , ,	AUDITOR (COMPLETE ONLY IF APF	, , ,
This application is approved in the amo		The state of the s	
Signature of County Auditor		ame of County Auditor	Date signed (month, day, year)



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

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

20 23 PAY 20 24

FORM 322 / RE

INSTRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, 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

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

SECTION I - DESCRIPTION OF PROPERTY			
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20 23.			
Boone	Township Perry	DLGF taxing district number 06-020	Key number 020-00590-00
Name of owner Pool 5 Industrial IN, LLC Legal description from Form 11 Replat of Whitestown Business Park 2 Lot 1 33.6			
Property address (number and street, city, sta 3124 Perry Blvd., White			Date of Form 11 (month, day, year) 04/28/2022
Type of structure 505,700 SF Industrial V	Varehouse/Distributio	n Center	Use of structure Warehouse/Distribution
Governing body that approved ERA designati Whitestown Town Cour	on	Date ERA designation approved (month, day, yea 11/14/2018	Resolution number 2018-50
	SECTION II - VERIFICATION	OF OWNER OR REPRESENTATIVE	
Signature of owner or representation of the signal disgret		application are true.)	Date signed (month, day, year) 2023-05-09
Printed name of owner or representative Riley Dunbar Address (number and street, city, state, and ZIP code) Five Radnor Corporate Center, 100 Matsonford Rd., Ste. 250, Radnor, PA 19087			
SECTION III - STRUCTURES AUDITOR'S USE			
A. Rehabilitation structure 1. Assessed valua	tion AFTER rehabilitation	\$	
2. Assessed valua	tion BEFORE rehabilitation	\$	
3. Difference in as	sessed valuation (Line 1 minus Line 2)	\$	
(for the increase	tion eligible for deduction e in A/V from the rehabilitation, not includ A/V from the reassessment of the entire	ing \$	
B. New structure 1. Assessed valua	tion	\$ *See below	
2. Assessed valua	tion eligible for deduction	\$ *See below	
	SECTION IV - VERIFICA	TION 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)

		DISTRESSED AREA WHERE THE STA EDUCTION SCHEDULE PER IC 6-1.1-	
YEAR OF DEDUCTION / ASSESSED VALUE	UE / PERCENTAGE / DEDUCTION	* YEAR OF DEDUCTION / ASSESSE	D VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one (1) year	period:	(8) For deductions allowed over a eight	(8) year period:
1 20 pay 20 \$	100% *% \$	_ 1 20 pay 20 \$	
(2) For deductions allowed over a two (2) year	period:	2 20 pay 20 \$	
		3 20 pay 20 \$	
1 20pay 20\$	100% *% \$ 50% * % \$	_ 4 20 pay 20 \$	
2 20 pay 20 \$	50% "% \$	_ 5 20pay 20 \$	
(3) For deductions allowed over a three (3) year	ar period:	6 20 pay 20 \$ 7 20 pay 20 \$	38% * % \$ 25% * % \$
1 20 pay 20 \$	100% * % \$	7 20 pay 20 \$ - 8 20 pay 20 \$	
2 20 pay 20 \$	66% *% \$	- βαίν 20 βαίν 20 ψ	70 Ψ
3 20 pay 20 \$	33% *% \$	(9) For deductions allowed over a nine	(9) year period:
(4) For deductions allowed according to	on enterts	1 20 pay 20 \$	100% *% \$
(4) For deductions allowed over a four (4) year	period:	2 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	_ 3 20 pay 20 \$	77% *% \$
2 20 pay 20 \$	75% *% \$	_	
3 20 pay 20 \$	50% *% \$	_ 5 20 pay 20 \$	
4 20 pay 20 \$	25% *% \$	_ 6 20 pay 20 \$	
(5) For deductions allowed over a five (5) year	period:	7 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	8 20 pay 20 \$	22% *% \$
2 20 pay 20 \$	80% * % \$	_	11% *% \$
3 20pay 20 \$	60% *% \$	(10) For deductions allowed over a ten	(10) year period:
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5 20 pay 20 \$	20% * % \$	_ 2 20pay 20 \$	
		3 20 pay 20 \$	
(6) For deductions allowed over a six (6) year p	period:	4 20pay 20\$	
1 20 pay 20 \$	100% *% \$	_ 5 20pay 20\$	
2 20 pay 20 \$	85% *% \$	_ 6 20 pay 20 \$	
3 20 pay 20 \$	66% *% \$	_ 7 20pay 20 \$	
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5 20 pay 20 \$	34% *% \$	_	% \$
6 20 pay 20 \$	17% *% \$	_ 10 20 pay 20 \$	5% *% \$
(7) For deductions allowed over a seven (7) ye	ar period:	NOTE: The deduction percent	ages shown in this section apply to a
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2 20 pay 20 \$	85% *% \$		deduction schedule adopted by the
3 20 pay 20 \$	71% *% \$		er abatements shall use the percentages ent schedule adopted by the designating
4 20 pay 20 \$	57% *% \$	body per IC 6-1.1-12.1-1	
5 20pay 20\$	43% *% \$		
6 20 pay 20 \$	29% *% \$		all be adjusted annually to reflect changes
7 20 pay 20 \$	14% *% \$	to the assessed valuation resulting the assessment per IC 6-1.1-12	ting from a reassessment or an appeal of
SECTION VI - FOR A RESIDENTIAL	LY DISTRESSED AREA WHERE	THE STATEMENT OF BENEFITS WA	. ,
	DEDUCTION SCHE	DULE PER IC 6-1.1-12.1-17	
TYPE OF DWELLING		ГНЕ LESSER OF: 2.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
One (1) family dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$74,880 AV	pay through pay
Two (2) family dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$106,080 AV	pay through pay
Three (3) unit multifamily dwelling Asset	essed value (after rehabilitation or rede	evelopment) \$ or \$156,000 AV	pay through pay
	essed value (after rehabilitation or rede	evelopment) \$ or \$199,680 AV	pay through pay
.,,	,		for one to four family dwellings, respectively.
	, , , ,	AUDITOR (COMPLETE ONLY IF APF	, , ,
This application is approved in the amo		The state of the s	
Signature of County Auditor		ame of County Auditor	Date signed (month, day, year)

FORM 11

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R20 / 1-23)
Prescribed by the Department

Prescribed by the Department of Local Government Finance

BOONE COUNTY ASSESSOR 115 COURTHOUSE SQUARE, LEBANON IN 46052

POOL 5 INDUSTRIAL IN LLC C/O EQT EXETER - ATTN: DIANA C LIU 101 W ELM ST, SUITE 600 CONSHOHOCKEN PA 19428

Legal Description REPLAT OF WHITESTOWN BUSINESS PARK 2 LOT 1 33.61A	Parcel or Identification Number 020-00590-00
Property Address (number and street, city, state, and ZIP code) 3124 PERRY BLVD, WHITESTOWN IN 46075	

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

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

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

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

	PREVIOUS ASSESSMENT	NEW ASSESS	MENT EFFECTIVE JANUARY 1, 20_23
LAND	\$1,676,500	LAND	\$1,676,500
STRUCTURES/ IMPROVEMENTS *	\$21,797,800	STRUCTURES/ IMPROVEMENTS *	\$22,502,000
TOTAL	\$23,474,300	TOTAL	\$24,178,500

Reason for Revision of Assessment:

GENERAL REVALUATION

Appeal deadline is June 15, 2023

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

County	Township	Date of Notice (month, day, year)
BOONE COUNTY	PERRY	4/28/23
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140
Address (number and street, city, state, and ZIP cod	de)	<u> </u>
115 COURTHOUSE SQUARE, LEB	ANON 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**

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

23420*38**G50**0.382**1/2*******AUTOMIXED AADC 990 EXETER 4765 S 300 LAND LLC ATTN TIMOTHY J WEBER 5 RADNOR CORPORATE CTR 100 MATSONFORD RD, SUITE 250 RADNOR RA 10087 4550 RADNOR PA 19087-4559 Ուլեսերիլի ինդերկիլ ինդերիրի ինկես հինդիր Ալիսեսի իլու

Legal Description	Parcel or Identification Number
WHITESTOWN BUSINESS PARK 2 COMMON AREA A 13.26A	020-00590-01
Property Address (number and street, city, state, and ZIP code)	
COMMON AREA A WHITESTOWN IN 46075	

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

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

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

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

PREV	IOUS ASSESSMENT	NEW ASSESSMENT EF	FECTIVE JANUARY 1, 2023
LAND	45,900	LAND	47,000
STRUCTURES/ IMPROVEMENTS *	0	STRUCTURES/ IMPROVEMENTS *	0
TOTAL	45,900	TOTAL	47,000

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.lN.gov/digf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County BOONE COUNTY	PERRY		04/28/2023
Assessing Official JENNIFER S. LASLEY		Telephone Nu (765) 48.	

Address (number and street, city, state, and ZIP code) 115 COURTHOUSE SQUARE, LEBANON IN 46052

Parcel Number			Ownership	. .				Transfer o	f Own	orchin			Year 20	22	Card 1		
				,					OWIN	cramp		Crontor	i cai 20			4	Time
020-00590-00	DOONE IN		Name	DI 10-	DIAL IN			Date	- I-	VETED 47	CE C 202	Grantor	20, 2024	Valid			Type
County	BOONE, IN				RIAL IN LLC							LAND LLC - Oct	29, 2021	Y			Straight
Township	PERRY		JC/O EQT E	XETE	R - ATTN: D	IANA C LIU		Jan 02, 20°	19 2F	PL LLC - D	ec 21, 20)18		N	372	5000.00	Straight
Corporation																	
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Alt Parcel	06-07-27-000-002	.000-020	101 W ELN			_											
Property Class			JCONSHOF	IOCKE	N, PA 19428	3											
Tax District	020 Perry/Whitest	own															
Neighborhood	8310-perry twp pe	erry ind park-	1														
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Property Addres	SS											\/ \	TION RECORI	`			
3124 PERRY BL	.VD		1									VALUA	I ION RECORI	<i>,</i>			
WHITESTOWN,			Account	12	8962			→ Assessme	nt Yea	ar			20	23	2022		2021
WITH LOTOWN,	111 4007 5			12		D		Reason fo	r Chan	nae							
			Book			Page				-9-	Homes	stead-C1		٨			
			Legal								-			<u> </u>			
			REPLAT O	F WHI	TESTOWN F	BUSINESS F	PARK 2 LOT	1	Land			ential-C2		ч			
									Lanu		Non-Re	esidential-C3	1,676,	500	1,676,500		3,091,000
			33.61A								Total L	and.	1,676,	500	1,676,500		3,091,000
Гороgraphy Pub. U	Jtilities Street or Rd.	Neighborhood	33.61A								Homes	stead-C1	1	n			
Level Wa		Improving									-			<u> </u>			
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	ewer Unpaved	Static						IIIIpi	Oveille	CIILO	Non-Re	esidential-C3	22,502,0	000	21,797,800		17,138,100
Low Ga	as Proposed	Declining									Total In	mp	22,502,0	000	21,797,800		17,138,100
Rolling Ele	ectricity Sidewalk	Other										•					
Swampy	Alley	Blighted							Total	Assess	leV has	IIE.	24,178,	500	23,474,300		20,229,100
									Total	A33030	oca vai	uc.	24,170,)UU	23,474,300	1	20,229,100
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FIO	perty Sub Clas	· · · · · · · · · · · · · · · · · · ·	IND WISE	550									I IXIIXI	LD I KOW	DOONL C	CONTT,	INDIANA
												001401174	TIONIO				
	Memora	andum							LANI	DDAIA	A AND	COMPUTA	TIONS				
					Land	Actual	Effective	Effective									
220201004 2/8/2	22 Com Build-out /	Remodel \$52	20,000			Frontage	Frontage	Depth	Facto	or Bas	se Rate	Adjusted Rate	Estimated Value	Influence	Factor	Land \	/alue
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added office area	as for 2023 pay 202	24															-
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tenant build-out o	office wall																
210322007 4/1/2	21 Build-out / Rem	odel \$250,000	0												+		
	for 2022 pay 2023						Acreage	/ Sq. Ft.									
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4' long, 4 man																							
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Shower-Column			 				†						+	+									
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STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Residentially distressed area (IC 6-1.1-12.1-4.1)

Prescribed by the Department of Local Government Finance This statement is being completed for real property that qualifies under the following Indiana Code (check one box): ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

PAY 20_ 20

FORM SB-1 / Real Property

PRIVACY NOTICE

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

- 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.
- 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.
- 4. 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

The state of the s		TAVDAVE	R INFORMAT	ION	W. 1. 2.	10.00	A PART OF THE RES			
SECTION 1		IAXPATE	RINFORMAI	ION	What I had					
Name of taxpayer Exeter State Road	d 267 Building 2, LLC									
Address of taxpaver (number	and street, city, state, and ZIP co eet Indianapolis, IN	de)								
Name of contact person	oct maiding pails, in		Telephone n	umber		E-mail address				
Tom Theobald			(317)	340-3968		ttheobald	@exeterpg.com			
SECTION 2	Loc	ATION AND DESCRI	TION OF PR	OPOSED PROJ	ECT					
Name of designating body						Resolution num	nber			
Whitestown Town	Council						No. St. D. States			
Location of property	- To markets		County			DLGF taxing di	strict number			
4765 S 300 E Leb	anon, IN 46052		Boone			020	the County designed			
Description of real property in 2 buildings (530,400 SF)	nprovements, redevelopment, or and 500,00 SF expansion of	rehabilitation (use addition exisiting 635,000 SF fa	nal sheets if ned acility in White	essary) estown Business F	Park). See	January 2	date (month, day, year) 2019			
Exhibit A for additional de						Estimated comp	er 2025			
OF CTION 2	ESTIMATE OF F	MPLOYEES AND SAL	ARIES AS R	ESULT OF PROF	OSED PRO	DJECT	A THE SECTION			
SECTION 3 Current number	Salaries	Number retained	Salaries		Number add	ditional	Salaries			
0.00	\$0.00	0.00	\$0.00)	100.00		\$2,600,000.00			
SECTION 4	ESTIM	ATED TOTAL COST A	ND VALUE			THE REAL PROPERTY.	an indicate tube			
				REAL	ESTATE I	MPROVEMEN				
				COST		ASS	ESSED VALUE			
Current values		4			0.00		120,100.00			
Plus estimated values of	of proposed project			15	,000,000.00					
Less values of any prop				8:2	0.00					
Net estimated values u	pon completion of project				,000,000.00	AVED	LET'S TREATMENT			
SECTION 5	WASTE CO	NVERTED AND OTH	ER BENEFIT	S PROMISED BY	THE TAXE	ATER				
Estimated solid waste of	converted (pounds)		Estimate	ed hazardous was	ste converte	ed (pounds)				
Other benefits										
SECTION 6	15 以 10 20 20 20 20 20 20 20 20 20 20 20 20 20		CERTIFICAT	ON						
	he representations in this	statement are true.								
Signature of authorized repre	sentative Roobald					11/13/201	onth, day, year)			
Printed name of authorized re				Title						
Thomas Theobald				Principal						

	(1995) 30 美型物		FOR USE OF THE	ESIGNATING B	DDY					
unde	IC 6-1.1-12.1, provides for th	e following limitati	ons:			I resolution, passed or to be passed				
А	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									
В	The type of deduction that is 1. Redevelopment or rehabi 2. Residentially distressed a	litation of real esta	signated area is limited te improvements	to:						
С	The amount of the deduction	n applicable is limi	ted to \$							
D	Other limitations or condition	ns (specify)								
Е	E. Number of years allowed:									
We h	For a statement of benefits a Yes No If yes, attach a copy of the a If no, the designating body is ave also reviewed the informa mined that the totality of bene	batement schedul s required to estab	le to this form. Dish an abatement school the statement of benefi	edule before the d	eduction can be deterr					
				Telephone number	ñ	Date signed (month, day, year)				
Approved (signature and title of authorized member of designating body) Telephone number () Date signed (month, day, year)										
Printed r	ame of authorized member of des	ignating body		Name of designati	ng body					
Attested	by (signature and title of attester)			Printed name of a	ttester					
* If th	e designating body limits the yer is entitled to receive a dec	time period during duction to a numbe	which an area is an ec er of years that is less t	onomic revitalizat han the number o	ion area, that limitation f years designated und	does not limit the length of time a der IC 6-1.1-12.1-17.				
	2013, the designating body (10) years. (See IC 6-1.1-1:	ect. The deduction is required to estal 2.1-17 below.) habilitation of real esignating body re	period may not exceed blish an abatement sch property where the For mains in effect. For a F	I five (5) years. Fredule for each de rm SB-1/Real Pro Form SB-1/Real P	or a Form SB-1/Real P duction allowed. The o perty was approved pri roperty that is approve	deduction period may not exceed ten for to July 1, 2013, the abatement d after June 30, 2013, the designating				
Abate	on 4 or 4.5 of this chapter an a (1) The total a (2) The numb (3) The avera (4) The infrasi (b) This subsection applied for each deduction all the deduction. An ab (c) An abatement schediction applied the deduction.	abatement schedu imount of the taxpier of new full-time ge wage of the neitructure requirement es to a statement of owed under this clatement schedule ule approved for a	le based on the following ayer's investment in real equivalent jobs created we employees compared that for the taxpayer's in the following approved after the properties of the pater. An abatement is many not exceed ten (1)	ng factors: al and personal pr d. d to the state mini- nvestment. ter June 30, 2013 schedule must spi 0) years. fore July 1, 2013,	operty. mum wage. A designating body secify the percentage ar	and that receives a deduction under hall establish an abatement schedule mount of the deduction for each year of the abatement schedule expires under				



RESOLUTION NO. 2018-50

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

EXETER STATE ROAD 267 BUILDING 2, LLC

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

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

WHEREAS, the Town Council has received from Exeter for the Area (i) an Application for Real Property Tax Abatement, including a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the "Exeter Application") and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

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

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

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

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



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

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

- 1. The Area is hereby declared an "economic revitalization area" under Section 2.5 of the Act and designated the "Exeter Economic Revitalization Area #1", subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.
- 2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that the owner of the real property in the Area shall be entitled to a traditional real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Exeter Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

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

- 3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the Area as an economic revitalization area.
- 4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project Site, is located, as provided in the Act.
- 5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

ORIGINAL

- The Area shall cease to be designated an economic revitalization area on January 1,
 2038.
- 7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the Exeter Application:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
 - the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
 - d. the totality of benefits is sufficient to justify the deduction.
- 8. As an inducement for Exeter to invest in the Area, the Exeter Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.
- The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.
 - 10. This Declaratory Resolution shall take effect upon its adoption.



Adopted this 14th day of November, 2018.

TOWN COUNCIL OF
TOWN OF WHITESTOWN, INDIANA
Eric Miller, President

Clinton Bohm, Vice President

Susan Austin, Council Member

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

3532864v1

ORIGINAL

EXHIBIT A

Map of the Area and Parcel in the Area*



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

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



Exhibit B

Exeter Application
(including Statement of Benefits Real Estate Improvements)



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

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

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

Town of Whitestown

Attn: Mr. Dax Norton, Town Manager

6210 Veterans Drive

Whitestown, Indiana 46075

Office: (317)732-4530

Mobile: (317)495-5864

Fax: (317)769-6871

E-Mail: dnorton@whitestown.in.gov

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

Fees

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



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

ORIGINAL

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

Name of the company for which personal property tax abatement is being requested: Exeter State Road 267 Building 2, LLC
2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:
Name and Title: Tom Theobald, Principal
Address: 5545 W. 74th Street, Indianapolis, IN 46268
Telephone:(317) 340-3968
E-Mail Address: ttheobald@exeterpg.com
State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).
Name and Title: Tracy Johnson, Exeter Property Group
Address: 5545 W. 74th Street, Indianapolis, IN 46268
Telephone: 317-340-3968
E-Mail Address: tjohnson@exeterpg.com
 Location of property for which personal property tax abatement is being sought:
a) Street Address: 4675 S 300 E Lebannon, IN 46052
b) Tax Parcel Number(s): <u>06-07-27-000-002,000-020</u>
Attach a legal description and area map of the proposed project location.
5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:
See Attached



6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council?X Yes No					
how I	Does your company currently conduct manufacturing operations, research and levelopment, distribution and/or information technology research at this location? If so, now long has your company been at this location? No				
8. locati imme	Does your business have other operations in Indiana? If so, please list the on of the other operations. Yes. Numerous projects including development of the property ediately to the east.				
9.	What is the size of the facility to be improved or constructed? 2 buildings (530,400 SF and 500,000 SF expansion of Building 3)				
10.	On a separate page, briefly describe the nature of the business of your company.				
11. const	On a separate page, briefly describe the proposed real estate improvements to be ructed by your company at the project location.				
12. State grants	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)?				
	Yes <u>X</u> No				
13.	What is the anticipated date for construction to begin? January 2019				
14.	What is the anticipated date for project completion?				
15. chang	If a facility is being improved, does the proposed improvement to the facility the function of the current facility?				
	YesN/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?\$15,000,000						
16. which	Complete the following profile of the Company that will occupy the property for 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)						
	Skilled0 Average hourly wage rate for skilled positions						
	Semi-skilled0 Average hourly wage rate for semi-skilled positions						
	Clerical 0 Average hourly wage rate for clerical positions						
	Salaried0 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)						
	Skilled0 Average hourly wage rate for skilled positions						
	Semi-skilled0 Average hourly wage rate for semi-skilled positions						
	Clerical _ 0 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 (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)						
	Skilled10 Average hourly wage rate for skilled positions \$14.00-\$20.00						
	Sand skilled 70 Assessed housely upon note for nomical illed positions \$10.50						



Clerical 10 Average hourly wage rate for clerical positions \$15.00-20.00
Salaried 10 Average salary (per hour) for salaried positions \$25,00-35,00
TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
 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 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? approx. \$2,600,000
h) Provide schedule for when new employee positions are expected to be filled. Pos tions will be filled as the buildings are built and the spaces leased. Projected 2019-2024.
17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
18. What is the term of the tax abatement requested (maximum 10 years)
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 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:

	Α.	Current Annual Real Property Taxes:	\$3176.35
	В.	Projected 10-Year Total:	\$31,763.50
1.	Proje	ected Conditions With Abatement	
Α.		Projected 10-Year Real Property Tax	es: \$1,823,228
	В.	Projected 10-Year Abatement:	\$1,787,122
	A. B.	Total Amount Abated: Total Taxes to be Paid:	\$1,787,122 \$1,823,228
		Total Taxes to be Paid:	\$1,823,228
W V			
Vote		ach Worksheets	
12.5	: Att	ach Worksheets hich approvals or permits will be requ	red for the project?
12.5	: Att	hich approvals or permits will be required \mathbf{z}	variance
Note	: Att	zoning change χ (e)	variance special exception
12.5	W (a)	zoning change X (e) annexation (f) plat approval X (g)	variance

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

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

Applicant is considering contributing excess land to Whitestown Parks Department.



25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, when possible or appropriate.				
26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved. Yes. Whitestown Business Park was awarded tax abatement.				
27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)? Yes.				
28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain. The project is not LEED certified but will contain numerous green elements that are required.				
under the building code.				
CHECKLIST OF ATTACHMENTS:				
Application Fee (\$2,000)				
Completed Memorandum of Understanding				
Completed Form SB-1/RP Legal Description of Project Site				
Area Map of Project Site				
Description of Business at Site				
Description of Improvements to Site				
Description of Impact on Business if Improvements not Constructed				
Schedule of Annual Tax Abatement %				
Worksheets for Abatement Calculation				



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

project description, job creation	and retention figures (and associated salaries), ontained in this application, including the Form SB- re to provide such information may result in a loss of
tax abatement deductions.	Signature of Owner or Authorized Representative
	PRINCE PAZ Title
	<u>10-9-18</u> Date
STATE OF Indiane, COUNTY OF Ham: 160n	SS:
Before me, the undersigned	Notary Public, this 9 day of Chober mas W hooband acknowledged the execution of property tax abatement for the Town of Whitestown are hereunto subscribed my name and affixed my
official seal.	Residing in Ham. I fon County, IN
My commission expires:	Residing in Ham. Hon County,
January 11 dolla	4709247
	BLAKE VENABLE Hemilton County My Commission Expires January 11, 2028



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

Question 10

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

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

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

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

Question 11

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

Question 17

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





STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

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

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

20	PAY 20

FORM SB-1 / Real Property PRIVACY NOTICE

Any information concerning the cost of the property and specific satisfies paid to individual employees by the property ewent is confidential per IC 6-1.1-12.1-5.1.

- INSTRUCTIONS:

 1. This statement must be submitted to the body designating the Economic Revitetization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitatization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.

 2. The statement of benefits form must be submitted to the designating dody 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.

 3. 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 file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.

 4. 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)

- IC 6-1 1-12 1-5 1(b)
- 5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abalement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abalement schedule approved by the designating body

remains in effect. It	C 6-1.1-12.1-17	34 W					
SECTION 1		TAXPAY	ER INFORMATION	A The Line	100		
Name of taxpayer							
Exeter State Re	oad 267 Building	2, LLC					
Address of texpaver (num	ther and street, city, state, of the street indianapoli	and ZIP code)					
Name of contact person	•		Telephone number		E-mail address		
Tom Theobald			(317)340-39	68	ttheobald	d@exeterpg.com	
SECTION 2		LOCATION AND DESCR	IPTION OF PROPOSED	PROJECT			
Name of designating body					Resolution nu	nber	
Whitestown To	vn Council		0.00				
Location of property	ebanon, IN 4605	2	Boone			DLGF taxing district number 020	
Description of real procer	ly improvements, redevelo	pment, or rehabilitation (use addition	onel sheets if necessary)			date (month, day, year)	
		ansion of exisiting 635,000 SF	facility in Whitestown Bu	siness Park). See	January 2019		
Exhibit A for additional	il description.					Estimated completion date (month, day, year December 2025	
SECTION 3	ESTIMA	TE OF E PLOYEES AND SA	LARIES AS RESULT O	F PROPOSED PR	DJECT	of the second	
Current number	Salaries	Number retained	Seleries	Number add	litional	Salaries	
0.00	\$0.00	0.00	\$0.00	100.00		\$2,600,000.00	
SECTION 4		ESTIMATED TOTAL COST	A VALUE OF PROP			The state of the s	
and the second second				REAL ESTATE I			
			COS		AS	SESSED VALUE	
Current values				0,00		120,100.00	
Plus estimated valu	es of proposed project			15,000,000.00			
Less values of any	property being replaced	d .		0.00			
Net estimated value	es upon completion of p	project		15,000,000.00			
SECTION 5	W	ASTE CONVERTED AND OT	IER BENEFITS PROMI	SED BY THE TAXE	PAYER		
Estimated solid was	sle converted (pounds)		Estimated hazard	lous waste converte	ed (pounds) _		
Other benefits							
	CONTRACTOR SERVICE	TAYPAYE	CERTIFICATION	TO THE TWO	W 3 1 1 10		
SECTION 6	at the correspondent	is in this statement are true					
		is in this statement are true			Date aloned (r	month, day, year)	
Signesture of authorized r	epresentativa	10				3-18	
11	y the	re	Title		100	70	
Printed name of authoriz		1	1000	WIRM			
THOMAS	I Ped	THE THE					



No. II	SUPPLY STATES	1 N N N N	FOR USE OF THE	DESIGNATING BO	Yac	。 1.
under	IC 6-1.1-12.1, provides for the	ne following limitati	ons:			ald resolution, passed or to be passed
A.	The designated area has be expires is	en limited to a per	iod of time not to exc	eed	calendar years* (se	e below). The date this designation
В.	The type of deduction that is 1. Redevelopment or rehable 2. Residentially distressed a	iltation of real este	signated area is limite te improvements	ed to: Yes No		
C.	The amount of the deduction	n applicable la limi	ted to \$	·		
D.	Other limitations or condition	na (specify)				
E.	Number of years allowed:	☐ Year 1 ☐ Year 6	Year 2 Year 7	Year 3	Year 4	Year 5 (* see below) Year 10
Me h	For a statement of benefits a yes No If yes, attach a copy of the a If no, the dealgnating body is eve also reviewed the informationed that the totality of benefits	abatement schedul s required to estab	e to this form. blish an abalement so the statement of bene	thedule before the design that the	eduction can be dete	
	s (signature and title of authorized			Telephone number		Date signed (month, day, year)
				() Name of designation	na hodu	1
Printed n	arne of authorized member of des	signating body		Marie Di Gesignesi	ig accy	
Attested	by (signature and title of attester)			Printed name of at	teste	
taxpe A.	yer is entitled to receive a de For residentially distressed 6-1.1-12.1-4.1 remain in eff 2013, the designating body (10) years (See IC 6-1.1-1	areas where the F ect. The deduction is required to esta 2.1-17 below.) shabilitation of real	orm SB-1/Real Property period may not exceed the may not exceed the majority where the Fernal or in effect. For any long in effect, For any long in ef	arty was approved pi sed five (5) years. Fi chedule for each de Form SB-1/Real Proj a Form SB-1/Real Proj	rior to July 1, 2013, to a Form SB-1/Real duction allowed. The perty was approved roperty that is approved.	the deductions established in IC i Property that is approved after June 30, the deduction period may not exceed ten prior to July 1, 2013, the abatement and after June 30, 2013, the designating
Abate	on 4 or 4.5 of this chapter an (1) The total i (2) The numb (3) The swers (4) The infras (b) This subsection appli	abatement schedu amount of the texp aer of new full-lime age wage of the ne attructure requirement less to a statement llowed under this co betement schedule	ite based on the loson isyopis investment in equivalent jobs crea w employees compa ents for the taxpayer's of benefits approved thapter. An abstement may not exceed ten or particular taxpayer to	wing tectors, read and personal priced, red to the state minits investment, after June 30, 2013, it schedule must spic (10) years, pefore July 1, 2013, 1	operty. mum wage. . A designating body scify the percentage	a and that receives a deduction under shall establish an abatement schedule amount of the deduction for each year of the abatement schedule expires under



Indiana Tax Abatement Results

. Boone County, Whitestown - Perry

Tax Rate (2018): 2.4069

Project Name: Exeter State Road 267 Building 2, LLC

Real Property: \$ 15,000,000.00

		W	th Abateme	ent	With	out Abater	nent	Estimated
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$361,035.00	\$0.00	\$361,035.00	\$361,035.00
Year 2	95%	\$ 18,052.00	\$0.00	\$18,052.00	\$361,035.00	\$0.00	\$361,035.00	\$342,983.00
Year 3	80%	\$ 72,207.00	\$0.00	\$72,207.00	\$361,035.00	\$0.00	\$361,035.00	\$288,828.00
Year 4	65%	\$ 126,362.00	\$0.00	\$126,362.00	\$361,035.00	\$0.00	\$361,035.00	\$234,673.00
Year 5	50%	\$ 180,518.00	\$0.00	\$180,518.00	\$361,035.00	\$0 00	\$361,035.00	\$180,517.00
Year 6	40%	\$ 216,621.00	\$0.00	\$216,621.00	\$361,035.00	\$0.00	\$361,035.00	\$144,414.00
Year 7	30%	\$ 252,725.00	\$0.00	\$252,725.00	\$361,035.00	\$0.00	\$361,035.00	\$108,310.00
Year 8	20%	\$ 288,828,00	\$0.00	\$288,828.00	\$361,035.00	\$0.00	\$361,035.00	\$72,207.00
Year 9	10%	\$ 324,932.00	\$0.00	\$324,932.00	\$361,035.00	\$0,00	\$361,035.00	\$36,103.00
Year 10	5%	\$ 342,983.00	\$0.00	\$342,983.00	\$361,035.00	\$0.00	\$361,035.00	\$18,052.00
Totals		\$1,823,228.00	\$0.00	\$1,823,228.00	\$3,610,350.00	\$0.00	\$3,810,350.00	\$1,787,122.00



Disclosures '

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

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



\$0.00

NAME AND ADDRESS OF TAXPAYER

2PL LLC C/O STEVEN C POLIZZI 8540 COMMERCE DR STE 410 CARMEL, IN 4603

BLI GODE #

▼ Remit By Mall To ▼ BOONE COUNTY TREASURER 209 COURTHOUSE SQUARE

LEBANON, IN 46052

ab and Datum Course With SPRINT Payment

		Direct and testam Conbet sain as tong a share.	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO	
NOTICE THIS T	X BILL IS THE ONLY NOTICE YOU WILL	L RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS (OF YOUR 2017 PAYABLE 2018 F	ROPERTYTAX
CO. PARCEL #: 020-	00590-00 D -07-27-000-002,000-020	ATE OF STATEMENT: September 24, 2018 TOTAL CHARGES	SPRING AMOUNT	FALL AMOUNT
TAXPAYER'S NAME	2PL LLC, C/O STEVEN C POLIZZI	Tax Dlich	\$1,568.17 \$55 23	\$1,586,17 \$47.79
MAILING ADDRESS	9840 COMMERCE DR BTE 410 CARMEL, IN 46032	Additional Assessment Delinquent Penalty	\$0.00 \$0.00	50 D0 \$29.82 \$298 23
BILL CODE # 000		Delinquint Tex Delinquint SA Tex Delinquint SA Penally	\$0.00 \$0.00 \$0.00	\$47.79 \$4.78
PROPERTY LOCATION: 4765 S 300 E		Foos Audkar Corrections	\$0 00 \$0 00	\$0 00 \$0 00
LEGAL DESCRIPTION: PTSW 27-18-1E 78 92		Yotel Payments Total Amount Due	(52,024 02) \$0.00	\$0.00 \$1,635.95
		Surplus	\$0.00	\$0.00

Instructions to Taxpayer

Important Note: If your mortgage company is responsible for the payment of your lases, please forward this statement intect to their immediately

BOONE COUNTY TREASURER 209 COURTHOUSE SQUARE LEBANON, IN 46052

Chack have distributed of address is swittened on the self-

20 JUNION PROCESS AND THE STATE OF THE STATE 020 00590 00 06 07 27 000-002 000-020

DOS (250 1200) 200 1 1 1 November 13, 2018

MAKE CHECK PAYABLE TO:

BOOKER! BUT THEAS HISH

(2) ((10) (20) (10) () (25) (2) (2-1/2) (10) (10)

\$1,635.96

Remit By Blait for

A CONTRACTORS OF STREET 2PL LLC C/O STEVEN C POLIZZI 9640 COMMERCE DR STE 410 CARMEL, IN 4603

BOONE COUNTY TREASURER 209 COURTHOUSE SQUARE LEBANON, IN 46052

£10F05000200000007F32dF3



STATE FORM 335M (RIVI 3-16) APPROVED BY STATE BOARD OF ACCOUNTS, 2016

Triadurer form to la Prescrided by the department of local government france ic 6 i 1-2-8 i

SPECIAL MESSAGE TO PROPERTY OWNER

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

Toxpayer Name and Malling Address 2PL LLC C/O STEVEN C POLIZZI	September 24, 2018 May 10, 2018 020-00590-00		Parcel Number 020-00590-00 06-07-27-000-002,000-020	Taxing District 020/020 Perty/Whitestown Corporation		
9640 COMMERCE DR STE 410	BOONE COUNTY					
CARMEL, IN 46032	Property Address: Logal Description:	4765 5 300 E PT SW 27-18-1E 75.92	!			

Spring installeurnt dur un ne before May 10, 2018 and Fall installement dur on er before Novemb	4r 13, 2018.	The second second
TABLE I: SUMMARY OF YOUR TAXES		A THE PERSON
I. ASSESSED VALUE AND TAX SUMMARY	2017	1011
1a. Gross assessed value of homestead property (Cap 1)	50	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$146,300	\$138,000
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$0	\$0
2. Equals total gross assessed value of property	\$146,300	\$138,000
2s. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	5146,300	\$138,000
3a. Multiplied by your local tax rate	2.544100	2,406900
4. Equals gross tax liability (see Table 3 below)	\$3,722.02	53,321.52
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cop(s) (see Table 2 and footnotes below)	\$377.60	\$145.18
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$3,344.42	\$3,176.34
Bison or Table J for a sometime of other charges to this property.		

Piesse see Table 4 for a nominery of other charges to this property.		_
TABLE 2: PROPERTY TAX CAP INFORMATION	ites its	
Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types)	\$2,926.00	\$2,760.00
Upward adjustment due to voter-approved projects and charges (c.g., referendum)	\$418.42	\$416.35
Maximum tux that may be imposed under cap	53,344.42	\$3,176.35

TAKING MATHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 1918	DIFFERENCE 2017-2018	PERCENT DIFFERENCE
TAXING AUTHORITY	0.0000	0.0000	\$0.00	50.00	\$0.00	0.00 %
COUNTY	0.2208	0.2174	\$323.03	\$300.01	(523.02)	(7.13) %
TOWNSHIP	0.0000	0.0000	00.02	\$0.00	\$0.00	0.00 %
SCHOOL	1,0343	0.9419	51,513.18	\$1,299.82	(5213.36)	(14.10) %
LIBRARY	0.0000	0,0000	\$0.00	\$0.00	\$0.00	0.00 %
CITY	1 2890	1 2476	51,885.81	\$1,721.69	(\$164 12)	(8.70) %
TIR	0.0000	0,0000	50.00	00.03	\$0.00	% 00.0
STATETANCREDII	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0 00 %
PENALTY	0,000	0.0000	\$0,00	\$0.00	50.00	0 00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0 00 %
SPECIAL ASSESSMENT	0.0000	0.0000	\$0,00	\$9.00	\$0.00	9 00 %
	0.0000	0.0000	\$8.00	\$8.00	\$0.00	0.00 %
OTHER	2.5441	2.4059	\$3,722.02	\$3,321.52	(\$100.50)	(10.76) %
TOTAL			STATE OF THE OWNER, WHEN	TETROPORTURA	AS APTERCABLE PRESIDEN	DIOTENTS V
LESYING AUTHORITY DEAT TOTAL ARR STRUCTS	2017 3017 510102 310102		OTO S IDIAL PER	picnos		2917 2018

12 Chains 1978 Of DEDUCTION 101 AL DEDUCTIONS DEST The property tast cap is calculated separately for each clear of property owned by the tacquyer

Chapter not subject to the property tax caps include property as a levier appeared by youter that county is a fail. It is a fail to the fact that the property tax caps include property as a cap associate for your property, that creates the effective tax cap. For more information, see the bark of this decreases:

If any effective tax cap, the subject to the bark property tax cap associate for your property, this creates the effective tax cap. For more information, see the bark of this decreases:

If any effective tax caps the bark would make you intiligate for a destaction that you have been allowed in Table 5 on this tax full, you must pointly the county analyse. If such a change in a frequent such caps are a fact that the county analyse, the declaration will be disallowed and you will be liable for sacres and provided the county analyse, the declaration will be disallowed and you will be liable for sacres and provide on the annount depotated.



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

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



TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

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

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

RECITALS

- A. The Applicant owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Applicant attached hereto as Exhibit A (the "Application"), for which the Applicant desires tax abatement (the "Property").
- B. The Applicant hereby makes submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real and/or personal property tax abatement.

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

AGREEMENT

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

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

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.

ADDI	ICANT

Signed: 26216

Printed: THOMAS THEUSALD

Its: PRINTERPAL

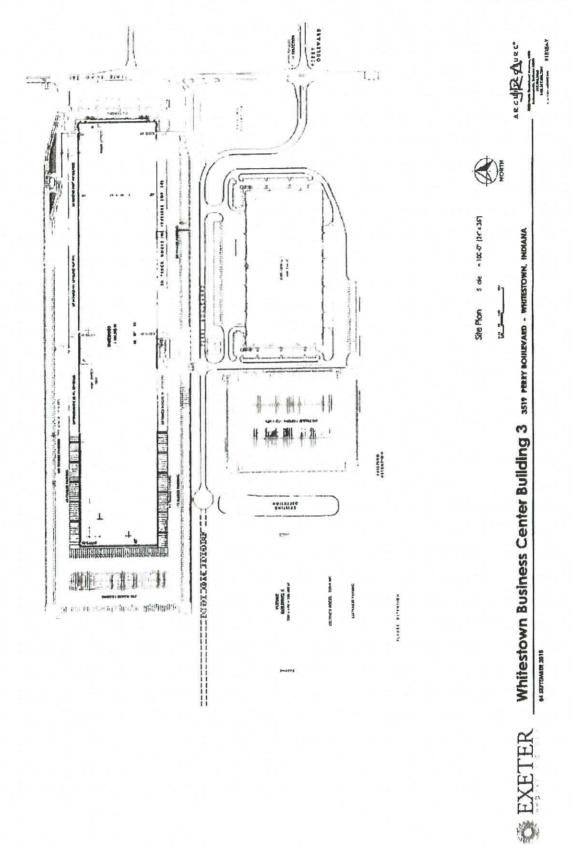
Address: 5595 W. 7474 ST.
INDIANAPOLIS IN 46260

TOWN OF WHITESTOWN

Eric Miller, Town Council President

Exhibit A

Tax Abatement Application





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 9th, 2023

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

RE: Tax Year 2022 Pay 2023 Form 322/RE
Tax Year 2023 Pay 2024 Form CF-1 and Form 322/RE
Pool 5 Industrial IN, LLC (Parcel 018-02130-03)

Dear Natalie,

On behalf of Pool 5 Industrial IN, LLC, for the above-mentioned property and parcel(s), attached please find:

- The fully executed Form CF-1 for 2023 Pay 2024;
- The fully executed Form 322/RE for;
 - 2022 Pay 2023 to capture the 502,100 (2021 build) "new construction" value for Abatement Schedule Year 1
 - 2023 Pay 2024 to capture the 502,100 (2021 build) "new construction" value for Abatement Schedule Year 2
- The Form 11 for 2022 Pay 2023 and 2023 Pay 2024;
- The 2023 Property Record Card;
- 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 5 Industrial IN, LLC is in substantial compliance with the requirements proposed in the SB-1. The Owner also respectfully requests that the 502,100 (2021 build) value is captured for 2022 Pay 2023 and 2023 Pay 2024 and is put on the Abatement Schedule going forward.

Thank you,

Maggie M. Dugan

Manager, Ernst & Young, LLP

Enclosures

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 Janis Wilson (Boone County), jw1012@sbcglobal.net



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

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).

PRIVACY NOTICE

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

. , ,							
SECTION 1		TAXPAYER	INFORMATION				
Name of taxpayer Pool 5 Industrial IN, LLC					County Boone		
Address of taxpayer (number and street, cit	v state and 2	7IP code)			DLGF taxing district number		
Five Radnor Corporate Cer			e. 250, Radnor,	PA 19087	06-018		
Name of contact person					Telephone numb		
Riley Dunbar					(609) 5	519-8102	
SECTION 2		LOCATION AND DESC		TY			
Name of designating body Whitestown Town Council			Resolution number 2017-17/201	18-35	01/01/201	date (month, day, year)	
Location of property			2017 17720			(month, day, year)	
4530-4683 Albert S. White	Dr., Wh	itestown, IN 46075					
Description of real property improvements 604,200 SF warehouse/di	istributio	on facility (Parcel 0	18-02130-03).		12/01/201	letion date <i>(month, day, year)</i>	
			·		Actual completion	on date (month, day, year)	
SECTION 3		EMPI OYEES	AND SALARIES				
	EMPLOYER	ES AND SALARIES	AND OALANIES	AS ESTIMAT	TED ON SB-1	ACTUAL	
Current number of employees	LIVII LOTEI	TO AND OALANIE		AG EGTIMIA	ILD ON OD 1	AGTORE	
Salaries							
Number of employees retained							
Salaries							
Number of additional employees				50 92*			
Salaries				1,500,000		4,606,680*	
SECTION 4		COST A	ND VALUES				
COST AND VALUES				E IMPROVEME			
AS ESTIMATED ON SB-1		CO	ST		ASSESSE	ED VALUE	
Values before project							
Plus: Values of proposed project	11						
Less: Values of any property being re Net values upon completion of project		18,500,000					
ACTUAL	il .		OT.		A C C C C C		
Values before project		CO	COST		ASSESSED VALUE		
Plus: Values of proposed project				28,724,000 (Total Tax Year 2023)			
Less: Values of any property being re	eplaced				(
Net values upon completion of project				28,724,000	28,724,000 (Total Tax Year 2023)		
		NVERTED AND OTHER BE	NEFITS PROMISED B		`	,	
WASTE CO	NVERTED A	AND OTHER BENEFITS		AS ESTIMAT	ED ON SB-1	ACTUAL	
Amount of solid waste converted							
Amount of hazardous waste converte	ed						
Other benefits:							
SECTION 6		TAXPAYER (CERTIFICATION				
	he 	ereby certify that the represe		nt are true.	1		
Signature of authorized representative	\bigcirc .		Title Real Estate 1	Tax Analyst	Date signed (r	month, day, year)	
		Dunbar				2023-05-04	
·	CE70CB5	5628E4DC					

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

We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
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 putime has been set aside for the purpose of considering compliance. (He		
Time of hearing AM Date of hearing (month, day, year) Location	on 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)
Signature of authorized member		Date signed (Month, day, year)
Attested by:	Designating body	
APPEAL RIGH	ITS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body m		

TATE OF

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 22 PAY 20 23

FORM 322 / RE

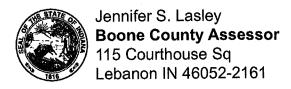
INSTRUCTIONS:

- 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

- Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
- k. Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
- I. Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

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 22								
Boone	Township Worth		DLGF taxing district 06-018	number	Key number 018-02130-03			
Name of owner Pool 5 Industrial IN, LL	С		Legal description from Form 11 PT SE 23-18-1E 42.93A Fishback Creek Business Park - Fleet Shop					
Property address (number and street, city, sta 4530 Albert S. White D		N 4607	5		Date of Form 11 (month, day, year) 04/28/2022			
Type of structure 604,200 SF warehouse	distribution facil	ity			Use of structure Warehouse/Distribution			
Governing body that approved ERA designation Whitestown Town Court		Date ERA designation 5/10/2	n approved <i>(month, day, ye</i>	(r) Resolution number 2017-17/2018-35				
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE								
Signature of owner or representatives if rice out	on this appli	cation are true.)		Date signed (month, day, year) 2023-05-09				
Printed name of owner or representative CE70CB55628E4	Address (number		city, state, and ZIP co	,	Ste. 250, Radnor, PA 19087			
	SE	CTION III -	STRUCTURES		AUDITOR'S USE			
A. Rehabilitation structure 1. Assessed valua	ation AFTER rehabilitation		\$					
2. Assessed valua	ation BEFORE rehabilitation		\$					
3. Difference in as	ssessed valuation (Line 1 minus	Line 2)	\$					
Assessed valuation eligible for deduction (for the increase in A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure)			\$					
B. New structure 1. Assessed value	ation		\$	520,100.00				
2. Assessed valua	ation eligible for deduction		\$	520,100.00				
	SECTION IV - VE	RIFICATIO	N OF ASSESSING	OFFICIAL				
I verify that the above described strue effective date of the assessment beir				s in Section III are corre	, with the ct.			
Signature of assessing official		Printed name	e of assessing official		Date (month, day, year)			

	S EXCEPT FOR A RESIDENTIALLY D PROVED BEFORE JULY 1, 2013 - DI		
YEAR OF DEDUCTION / ASSESSED	VALUE / PERCENTAGE / DEDUCTION	* YEAR OF DEDUCTION / ASSESSE	D VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one (1)	year period:	(8) For deductions allowed over a eigh	t (8) year period:
1 20 pay 20 \$	100% *% \$	1 20 pay 20 \$	
(2) For deductions allowed over a two (2)	vear period:	2 20 pay 20 \$	
		3 20pay 20\$	
1 20 pay 20 \$	_	4 20 pay 20 \$	
2 20 pay 20 \$	50% *% \$	5 20 pay 20 \$	
(3) For deductions allowed over a three (3	3) year period:	6 20 pay 20 \$ 7 20 pay 20 \$	
1 20 pay 20 \$	100% * % \$	7 20 pay 20 \$ - 8 20 pay 20 \$	25%% \$ 13% * % \$
2 20 pay 20 \$	66% *% \$	φ	/0 Ψ
3 20 pay 20 \$	% \$%	(9) For deductions allowed over a nine	(9) year period:
(4) For dodostions allowed access from (4)		1 20 pay 20 \$	100% *% \$
(4) For deductions allowed over a four (4)	year period:	2 20 pay 20 \$	
1 20 pay 20 \$		3 20 pay 20 \$	% \$%
2 20 pay 20 \$	 -	- 4 20 pay 20 \$	
3 20 pay 20 \$	50% *% \$	5 20 pay 20 \$	
4 20 pay 20 \$	25% *% \$	6 20 <u>pay</u> 20 <u>\$</u>	
(5) For deductions allowed over a five (5)	year period:	7 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	8 20 pay 20 \$	22% *% \$
2 20 pay 20 \$\$		- 9 20 <u>pay</u> 20 <u>\$</u>	11% *% \$
3 20 pay 20 \$		(10) For deductions allowed over a ten	(10) year period:
4 20 pay 20 \$	40% * % \$	- - 1 20 pay 20 \$	100% * % \$
5 20 pay 20 \$	20% * % \$	2 20 pay 20 \$	
		3 20 pay 20 \$	
(6) For deductions allowed over a six (6)	year period:	4 20pay 20 \$	
1 20 pay 20 \$	100% *% \$	5 20 pay 20 \$	
2 20 pay 20 \$		6 20 pay 20 \$	
3 20 pay 20 \$		- 7 20 pay 20 \$	
4 20 pay 20 \$	50% *% \$	- 8 20 pay 20 \$	% \$
5 20 pay 20 \$	34% *% \$	- 9 20 pay 20 \$	10% *% \$
6 20 pay 20 \$	17% *% \$	_ 10 20 pay 20 \$	5% *% \$
(7) For deductions allowed over a seven ((7) year period:	NOTE: The deduction percent	tages shown in this section apply to a
1 20 pay 20 \$	100% * % \$		pproved before July 1, 2013 that did not
2 20 pay 20 \$	85% *% \$	I	deduction schedule adopted by the
3 20 pay 20 \$			ner abatements shall use the percentages ent schedule adopted by the designating
4 20pay 20 \$	57% *% \$	body per IC 6-1.1-12.1-	
5 20pay 20\$	43% *% \$		
6 20 pay 20 \$	%		nall be adjusted annually to reflect changes
7 20 pay 20 \$	14% *% \$	to the assessed valuation results the assessment per IC 6-1.1-1:	Iting from a reassessment or an appeal of 2.1-4(b).
SECTION VI - FOR A RESIDEN	TIALLY DISTRESSED AREA WHERE	<u> </u>	S APPROVED BEFORE JULY 1, 2013
SECTION VI-TOKA RESIDEN	DEDUCTION SCHEE	OULE PER IC 6-1.1-12.1-17	ATTROVED BEFORE SOLT 1, 2013
TYPE OF DWELLING	DEDUCTION IS T [IC 6-1.1-1		DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
One (1) family dwelling	Assessed value (after rehabilitation or rede	velopment) \$ or \$74,880 AV	pay through pay
Two (2) family dwelling	Assessed value (after rehabilitation or rede	velopment) \$ or \$106,080 AV	pay through pay
Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or rede		
			paythroughpay
Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or rede		for one to four family dwellings, respectively.
	CTION VII - APPROVAL OF COUNTY		, , ,
This application is approved in the		ADDITOR COMPLETE ONLY IF APP	NOVLU)
Signature of County Auditor		ame of County Auditor	Date signed (month, day, year)



960*2**G50**0.574**3/4******AUTOMIXED AADC 852 POOL 5 INDUSTRIAL IN LLC C/O EQT EXETER - ATTN: DIANA C LIU 101 W ELM ST STE 600 CONSHOHOCKEN PA 19428-2075

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

FORM 11

State Form 21366 (R19 / 12-21) Prescribed by Department of Local Government Finance

Legal Description PT SE 23-18-1E 42.93A FISHBACK CREEK BUSINESS PARK - FLEET SHOP

Parcel or Identification Number 018-02130-03

Property Address (number and street, city, state, and ZIP code) 4530 ALBERT S WHITE DR WHITESTOWN IN 46075

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

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

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

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

Previous Assess	ment	New Assessment Effective January 1, 2022						
LAND	1,981,000	LAND	1,981,100					
STRUCTURES / IMPROVEMENTS *	24,603,800	STRUCTURES / IMPROVEMENTS *	25,906,400					
TOTAL	26,584,800	TOTAL	27,887,500					

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 2022 pay 2023.

The actual property tax impact of this assessment is unknown as tax rates have not been established for 2022 pay 2023. If you believe that the 2022 pay 2023 value is not accurate, you may file an Appeal (Form130) with the Boone County Assessor. A successful appeal must include evidence to support market value in use of this property.

THE DEADLINE TO FILE AN APPEAL IS 06/15/2022.

Dear Boone County Taxpayer: Indiana law requires that overall property value assessments stay aligned with rising (or lowering) market values in the mandated annual trending process. During the past couple years, construction costs and real estate selling prices have increased steadily and significantly. These increases have a direct effect on the related property assessment.

SEE ATTACHED FOR DETAILS CONCERNING HOW TO FILE AN APPEAL

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/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

Date of Notice (month, day, year) Township 04/28/2022 WORTH **BOONE COUNTY** Telephone Number Assessing Official (765) 482-0140 JENNIFER S. LASLEY

Address (number and street, sity, state and ZIP Code)

115 COURTHOUSE SQUARE, LEBANON IN 46052

TATE OF

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

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

20 23 PAY 20 24

FORM 322 / RE

INSTRUCTIONS:

- 1. This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- 2. To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, 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

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

	SECTION	I - DESCRII	PTION OF PROPE	RTY					
The owner hereby applies to the Cou	ınty Auditor for a deduction រុ	oursuant to	IC 6-1.1-12.1-5 beg	inning with the assessm	ent date January 1, 20 <u>23</u> .				
Boone	Township Worth	DLGF taxing district 06-018	number	Key number 018-02130-03					
Name of owner Pool 5 Industrial IN, LL	С		Legal description from Form 11 PT SE 23-18-1E 42.93A Fishback Creek Business Park - Fleet Shop						
Property address (number and street, city, sta 4530 Albert S. White D		N 4607	5		Date of Form 11 (month, day, year) 04/28/2022				
Type of structure 604,200 SF warehouse	e/distribution facil	ity			Use of structure Warehouse/Distribution				
Governing body that approved ERA designation Whitestown Town Court	ncil		Date ERA designatio 5/10/20	n approved <i>(month, day, ye</i>)17	(ar) Resolution number 2017-17/2018-35				
	SECTION II - VERIFIC	CATION OF	OWNER OR REP	RESENTATIVE					
Signature of owner or representatives if rice out		on this appli	cation are true.)		ate signed (month, day, year) 2023-05-09				
Printed name of owner or representative CE70CB55628E4	Address (number		city, state, and ZIP coor	,	Ste. 250, Radnor, PA 19087				
	SE	CTION III -	STRUCTURES		AUDITOR'S USE				
A. Rehabilitation structure 1. Assessed valua	ation AFTER rehabilitation		\$						
2. Assessed valua	ation BEFORE rehabilitation		\$						
3. Difference in as	ssessed valuation (Line 1 minus	Line 2)	\$						
(for the increase	ation eligible for deduction e in A/V from the rehabilitation, r A/V from the reassessment of th		\$						
B. New structure 1. Assessed value	ation		\$	520,100.00					
2. Assessed valua	ation eligible for deduction		\$	520,100.00					
	SECTION IV - VE	RIFICATIO	N OF ASSESSING	OFFICIAL					
I verify that the above described strue effective date of the assessment beir				s in Section III are corre	, with the ct.				
Signature of assessing official		Printed name	e of assessing official		Date (month, day, year)				

	S EXCEPT FOR A RESIDENTIALLY D PROVED BEFORE JULY 1, 2013 - DI		
YEAR OF DEDUCTION / ASSESSED	VALUE / PERCENTAGE / DEDUCTION	* YEAR OF DEDUCTION / ASSESSE	D VALUE / PERCENTAGE / DEDUCTION**
(1) For deductions allowed over a one (1)	year period:	(8) For deductions allowed over a eigh	t (8) year period:
1 20 pay 20 \$	100% *% \$	1 20 pay 20 \$	
(2) For deductions allowed over a two (2)	vear period:	2 20 pay 20 \$	
		3 20pay 20\$	
1 20 pay 20 \$	_	4 20 pay 20 \$	
2 20 pay 20 \$	50% *% \$	5 20 pay 20 \$	
(3) For deductions allowed over a three (3	3) year period:	6 20 pay 20 \$ 7 20 pay 20 \$	
1 20 pay 20 \$	100% * % \$	7 20 pay 20 \$ - 8 20 pay 20 \$	25%% \$ 13% * % \$
2 20 pay 20 \$	66% *% \$	φ	/0 Ψ
3 20 pay 20 \$	% \$%	(9) For deductions allowed over a nine	(9) year period:
(4) For dodostions allowed access from (4)		1 20 pay 20 \$	100% *% \$
(4) For deductions allowed over a four (4)	year period:	2 20 pay 20 \$	
1 20 pay 20 \$		3 20 pay 20 \$	% \$%
2 20 pay 20 \$	 -	- 4 20 pay 20 \$	
3 20 pay 20 \$	50% *% \$	5 20 pay 20 \$	
4 20 pay 20 \$	25% *% \$	6 20 <u>pay</u> 20 <u>\$</u>	
(5) For deductions allowed over a five (5)	year period:	7 20 pay 20 \$	
1 20 pay 20 \$	100% *% \$	8 20 pay 20 \$	22% *% \$
2 20 pay 20 \$\$		- 9 20 <u>pay</u> 20 <u>\$</u>	11% *% \$
3 20 pay 20 \$		(10) For deductions allowed over a ten	(10) year period:
4 20 pay 20 \$	40% * % \$	- - 1 20 pay 20 \$	100% * % \$
5 20 pay 20 \$	20% * % \$	2 20 pay 20 \$	
		3 20 pay 20 \$	
(6) For deductions allowed over a six (6)	year period:	4 20pay 20 \$	
1 20 pay 20 \$	100% *% \$	5 20 pay 20 \$	
2 20 pay 20 \$		6 20 pay 20 \$	
3 20 pay 20 \$		- 7 20 pay 20 \$	
4 20 pay 20 \$	50% *% \$	- 8 20 pay 20 \$	% \$
5 20 pay 20 \$	34% *% \$	- 9 20 pay 20 \$	10% *% \$
6 20 pay 20 \$	17% *% \$	_ 10 20 pay 20 \$	5% *% \$
(7) For deductions allowed over a seven ((7) year period:	NOTE: The deduction percent	tages shown in this section apply to a
1 20 pay 20 \$	100% * % \$		pproved before July 1, 2013 that did not
2 20 pay 20 \$	85% *% \$	I	deduction schedule adopted by the
3 20 pay 20 \$			ner abatements shall use the percentages ent schedule adopted by the designating
4 20pay 20 \$	57% *% \$	body per IC 6-1.1-12.1-	
5 20pay 20\$	43% *% \$		
6 20 pay 20 \$	%		nall be adjusted annually to reflect changes
7 20 pay 20 \$	14% *% \$	to the assessed valuation results the assessment per IC 6-1.1-1:	Iting from a reassessment or an appeal of 2.1-4(b).
SECTION VI - FOR A RESIDEN	TIALLY DISTRESSED AREA WHERE	<u> </u>	S APPROVED BEFORE JULY 1, 2013
SECTION VI-TOKA RESIDEN	DEDUCTION SCHEE	OULE PER IC 6-1.1-12.1-17	ATTROVED BEFORE SOLT 1, 2013
TYPE OF DWELLING	DEDUCTION IS T [IC 6-1.1-1		DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
One (1) family dwelling	Assessed value (after rehabilitation or rede	velopment) \$ or \$74,880 AV	pay through pay
Two (2) family dwelling	Assessed value (after rehabilitation or rede	velopment) \$ or \$106,080 AV	pay through pay
Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or rede		
			paythroughpay
Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or rede		for one to four family dwellings, respectively.
	CTION VII - APPROVAL OF COUNTY		, , ,
This application is approved in the		ADDITOR COMPLETE ONLY IF APP	NOVLU)
Signature of County Auditor		ame of County Auditor	Date signed (month, day, year)

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

BOONE COUNTY ASSESSOR 115 COURTHOUSE SQUARE, LEBANON IN 46052

POOL 5 INDUSTRIAL IN LLC C/O EQT EXETER - ATTN: DIANA C LIU 101 W ELM ST, SUITE 600 CONSHOHOCKEN PA 19428

Legal Description PT SE 23-18-1E 42.93A FISHBACK CREEK BUSINESS PARK - FLEET SHOP	Parcel or Identification Number 018-02130-03
Property Address (number and street, city, state, and ZIP code) 4530 ALBERT S WHITE DR, WHITESTOWN IN 46075	

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

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

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

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

	PREVIOUS ASSESSMENT	NEW ASSESSMENT EFFECTIVE JANUARY 1, 2023						
LAND	\$1,981,100	LAND	\$1,981,400					
STRUCTURES/ IMPROVEMENTS *	\$25,906,400	STRUCTURES/ IMPROVEMENTS *	\$26,742,600					
TOTAL	\$27,887,500	TOTAL	\$28,724,000					

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/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

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

FORM 11

Parcel Number	•		Ownershi	p				Transfer of	f Owner	rship			Year 202	23	Card 1			
018-02130-03			Name					Date				Grantor	<u> </u>	Valid	Ame	ount	Type	
County	BOONE, IN			IDI ISTP	IAL IN LLC		Mar 23, 202	2 FXF	ETER FIS	HBACK	CREEK LLC - C	Y		83107.00				
	WORTH							Jul 07, 202					N N			28500000.00 Straight		
Township	WORTH		JC/O EQT I															
Corporation			_					Dec 26, 20 ⁻	18 I KI	IFORM LL	_C - Dec	13, 2018		N		50000.00	Straight	
District																		
Plat															ĺ			
Мар			Address															
Alt Parcel	06-07-23-00	00-001.000-019	101 W ELI	IS TS M	IITE 600													
		00-001.000-019				2								-		\longrightarrow		
			_CONSHO	HOCKEN	I, PA 19428	3									——			
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Neighborhood	26766-anso	n com warhse-													í	ļ	1	
_	26766														ĺ			
Du a sa a més c. A al al ma			-															
Property Addre			_									VALUAT	TION RECORE)				
4530 ALBERT S								_				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
4683 ALBERT S	S WHITE DR		Account	128	963			Assessme					20)23	202	4	2021	
WHITESTOWN,			Book			Page		Reason for	· Chang	ge	_							
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, 114 40070		Legal			ı ugc		\dashv			Homes	tead-C1		o		0	(
								_			Reside	ntial-C2	1.3	300	1,00	O	900	
			PT SE 23-						_and			esidential-C3	1,980,1		1,980,10		1,980,100	
			FISHBAC	< CREEK	(BUSINES	S PARK - FL	LEET SHOP									_		
			4								Total La		1,981,4	100	1,981,10	<u>u</u>	1,981,000	
		or Rd. Neighborhood						1			Homes	tead-C1		0		0	(
Level W	Nater Pa	ved Improving						_			Reside	ntial-C2		0		0	(
	Sewer Un	paved Static						Impre	oveme	nts		esidential-C3	26,742,6	500	25,906,40	0	24,603,800	
	Gas Pro	oposed Declining						1			Total In		26,742,6			_		
		dewalk Other									Total III	пр	20,742,0	,000	25,906,40	4	24,603,800	
_	· 🗀																	
Swampy	Alle	ey Blighted							i otai <i>i</i>	<u>Assess</u>	<u>ed vali</u>	ue:	28,724,0)00	27,887,50	0	26,584,800	
_		01																
Pro	perty Sub	Class:	IND WHSI	E-350									PRINT	ED FROM	BOONE (COUNTY,	, INDIANA	
														-	-	-	-	
	Me	morandum							LAND	DATA	AND	COMPUTA	TIONS					
	11.0	morandam						-		7,,	. ,		1					
22121/1001 1/3/	/23 Commerci	al Racking / High Ra	acking \$546	856	Land	Actual	Effective	Effective	Factor	r Boo	a Data	Adinated Date	Catimated Value	Influence	Гастан	l and '	Value	
221214001 1/3/2	23 Commercia	ar Nacking / Flight Na	acking \$340	,030	Type	Frontage	Frontage	Depth	i actor	· bas	e Rate	Adjusted Rate	Estimated Value	Influence	ractor	Land \	value	
210331002 4/7/2	/21 Accessory	\$410,000												-			-	
pers prop see do	locs																	
		ild-out / Remodel \$	1 500 000															
added ofc and p			1,000,000															
added oic and p	plumbing see p	penniit																
Building 4																		
210331003 4/7/2	/21 Commercia	al Racking / High Ra	acking \$410	,000														
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210114002 1/28	28/21 Comme	rcial Racking / High	Kacking \$4	10,000														
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190816005 9/19	9/19 New Com	nm Building \$18,380	0.000															
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F Front Lot		81 Legal Ditch																
R Rear Lot		82 Public Road																
1 Comm. Ind. La	and.	83 Utility Trans. To	ower							_								
11 Primary		9 Homesite			<u> </u>					+					\longrightarrow			
12 Secondary	ry	91 Res. Excess Ac	cres															
13 Undevelop		92 Ag Excess Acre																
14 Undevelop																		
Classified Lan		Influence Factors Other 5 Mi	s isimprovement															
3 Undeveloped I	Land		·												-			
4 Tillable Land			estrictions							_								
 Non-tillable La Woodland 		2 Under Improved 7 Tra													\longrightarrow			
7 Other Farmlan	_{ind} [3	Excess Frontage 8 Vie	ew												- 1			
8 Ag Support La		Shape or Size 9 Co	orner Infl.		To	tal Acreage		42.93						Total Land	l Value		1981400	
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Roof Type			_[Sket	ch						Use				l:Ligh		l:Industrial				
BUILT-UP			ļ					JAC	LCII						_	ng Key		_	GC		GC				
Walls			Parcel Number	r	018-0213	80-03				Comr	nercia	Card 1			S.F.				59774	_	6460				
Frame or equal] [] [╛ШӀ			_											tive Perim	eter L/F		326	0	3260				
Brick or equal] [] [╛ШӀ						570							P.A.I					1	1				
Metal or equal															Aver	age Size /	Units	59	97740 /	1	6460 / 1		/		/
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Framing															1			43	29.6	3					
Wood Joist															1						12 59.46				
Fire Resistant																									
Fireproof Steel																									
Reinf. Concrete															From	ne / PE Adj.	[, 1	+	16.3	2	13.96				
Flooring																		_		_					
Softwood																	[+ -]	_	0.0	_	0.00				
Hardwood																E PRICE			45.9	6	73.42				
Parquet															B.P.	4. %			1.0	00	1.00				
Carpet					ŀ	1060		Warehse 604200							Sub-	total			45.9	6	73.42				
Unfinished															Ceili	na			0.0	00	0.00				
Other										Ofc 300						ior Finish			0.0	0	0.00				
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Heating & Air Condition															S.F.	Price			47.9	2	76.06				
No Heating	g														Area				59774	0	6460				
Central Warm Air	1 H F	7 HI													Sub-	total		2	864370	0	491350				
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<u>'</u>															TOT	AL BASE		2	864370	0	536150				
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Full Baths															Loca	tion Multip	lier		1.0	00	1.00				
Half Baths		07													_	oduction C		2	864370		536150				
Extra fixtures	T	27													<u> </u>	Dep/ Yr B			2020 /		3 / 2021 / A		//		//
	Total	27														-	it /Cond	2/	20207	^ `	3/2021/7		, ,		, ,
Other Fixtures																olescence		_		0	· ·				
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Cicular 36"											e i	JMMARY	/ OE	IMDD	OVE	MENTS									
Circular 54"											<u> </u>	JIVIIVIAK I	UF	IIVIPK	OVE	MENIS									
Semi-circular 36"			Use	Ht		Grd	Year	Efftv		Base Rate	Feat	Adj Rate	No.	Size or	LCM	Rplc Cost	Dep	REM Val	%	Trend		x Value	Val. A	dj. / Sou	ınd Val.
Semi-circular 54"					Type		Const	Year	Cnd			.,	Un.	Area			Obs		Cmp	Factor				.,	
Industrial Gang Sinks			Building											604200	1.00			2859089	100	10	0 2	8590900		310180	0
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Circular, 5 per				\perp																					
Semi-circular, 3 per																									
Corner, 2 per																									
Shower Multi-Stall																									
Circular, 5 per																									
Semi-circular, 3 per																									
Corner, 2 per					1					SUMM	RY O	F SPECIAI	FF	ΔTURES	S/FYT	FRIOR F	ΔΤΙΙΡ	FS			1				
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STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

FORM 8B-1 / Real Property State Form 51767 (R5 / 12-13) Prescribed by the Department of Local Government Finance **PRIVACY NOTICE** Any information concerning the cost of the property and specific selares paid to individual employees by the property comer is confidential per IC 6-1.1-12.1-6.1. 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 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 banefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation 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 thing 400 days than the assessment makes to make the property county it is used to the property of the person of the person desired to the property of made or not later than thirty (30) days effor the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who made or not later than thirty (30) days effor the assessment house is mailed to the property owner if a was maked after April 10. A property owner who fieled to the 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 For a Form SB-t/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 Tri-Form, LLC Address of laxpayer (number and street, ch, siete, and ZIP code) E-mail address : To optione roads: Name of contact person tmccardwell@gdiconstruction. (317 + 567-5104 Terry McCardwell A PEROLAGE SOLD FEBRUARIES FOR A CONTROL OF THE PROPERTY OF TH Name of designating body Resolution number Town of Whitestown DLGF taxing district number Location of property County Boone Estimated start date (month, day, year) Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately sf Office, Warehouse & Distribution facility and associated parking areas and site 01/01/15 Estimated completion data (month, day, year) improvements 12/1/15 ं ब्रह्माग्रह Number additional Salarias Salaries Number retained Clusters number 50 \$1,500,000.00 \$0.00 D \$0.00 \$0.00 Teaching the substitution of the particular of the substitution of 4 (BUDIN) REAL ESTATE IMPROVEMENTS ASSESSED VALUE COST Current values Plus estimated values of proposed project Less values of any property being replaced 18 500,000,00 Net estimated values upon completion of prenet diameter and the second of the Estimated hazardous waste converted (pounds) _ Estimated solid waste converted (pounds) Other benefits

1. (r. (o.).)

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

Signature of authorized representative

Tille

CEO

Date signed (month, day year) 08/19/2016

PAY 20

Printed name of authorized reviewed in TEIZIZY IN TARDINELL

	rija i kalend a ria.		कृतिकारम्बद्धाः । इतिकारम्बद्धाः ।	નુકાનું મુકાનું મહાનું હો	(0.0786653767)[2]	STATES - PARTICIONES				
VVe f	ind that the applicant meets the IC 6-1.1-12.1, provides for the	e general standar ne following limitat	de in the resolution ado	A		Said resolution, passed or to be passed				
	. The designated area has be expires is			ed	calendar yeara* (see below). The date this designation				
В	The type of deduction that is Redevelopment or rehable Residentially distressed a	itation of real esta	esignated area is limited ate improvements	llo: □Yes □N □Yes □N						
C	. The amount of the deduction	applicable is lim	ited to \$							
D	. Other timitations or condition	na (specify)	-							
E	. Number of years allowed:	∐ Year 1 ☐ Year 6	☐ Year 2 ☐ Year 7	Year 3 Year 8	∏ Year4 ∐ Year9	∣ j Year 5 (* see below) □i Year 10				
	☐ Yes ☐ No If yes, attach a copy of the a If no, the designating body is	batement schedu s required to estal	le to this form. olish an abatement sch	edule before the c	deduction can be d					
We h	neve also reviewed the informa rmined that the lotality of bene	ition contained in lits is sufficient to	me statement of benefit justify the deduction de	scribed above.	e deminates and ov	rpectations are reasonable and have				
	d (signature and title of authorized			Telephone numbe	4	Date signed (month, day, year)				
Printed r	eme of authorized mamber of des	ignating body	•	Name of designat	ing body					
	by (signature and title of attester)			Printed name of attester						
taxpa	ayer is entitled to receive a dec	luction to a numb	er of years triat is less t	use sontoved t	odor to July 1, 2013	the deductions established in IC				
	6-1,1-12,1-4-1 remain in effe 2013, the designating body ((10) years. (See IC 6-1,1-12	et. The deduction is required to esta 2.1-17 below.) habilitation of real	penod may not exceed blish an abatement sch property where the For	rm SB-1/Real Pro form SB-1/Real Pro	eduction allowed. I	The deduction period may not exceed ten d prior to July 1, 2013, the abatement royed after June 30, 2013, the designating				
Abate	on 4 or 4.5 of this chapter an a (1) The total a (2) The numbe (3) The everag (4) The inficat (b) This subsection applie for each deduction all	ibatement schedumount of the taxper of new full-time ge wage of the ner cucture requirement to a statement owed under this catement schedule	as pased on the following ayer's investment in resequivalent jobs created we employees compared which is the taxpayer's in of benefits approved aft hapter. An abetement ; may not exceed len (1) particular taxpayer befi	ig tactors. It and personal pro- It to the state mini- ivestment. Iter June 30, 2013 schedule must spo D) yeers. Ore July 1, 2013,	operty. mum wage. A designating bo ecify the percentag	rea and that receives a deduction under dy shall establish an abatement schedule is amount of the deduction for each year of ntil the abatement schedule expires under				

RESOLUTION NO. 2017-17

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

Tri-Form, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and the "Town", respectively) has thoroughly studied and been advised of a proposed revitalization program which includes redevelopment or rehabilitation on certain property, which consists of the real property located in the recently enlarged portion of the Town of Whitestown, Indiana Legacy Core Redevelopment Area #1 (the "Legacy Core TIF Area"), which is generally located on the near west/southwest side of the original Legacy Core TIF Area prior to its enlargement, as more particularly described in the map and including the parcels identified in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town Council has thoroughly studied and been advised by Tri-Form, LLC ("Tri-Form") of a proposed revitalization program which includes redevelopment or rehabilitation on certain real property through the construction thereon of an approximately 410,400 square foot spec building (the "Project"), said real property located in the Area, located at the northwest corner of the intersection of S 500 E and Albert S. White Drive, and more particularly described in Exhibit B attached hereto (the "Project Site"); and

WHEREAS, the Town Council has received from Tri-Form for the Project Site (i) an Application for Real Property Tax Abatement, including a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit C and incorporated herein by reference (the "Tri-Form Application") and (ii) a request that the Town include the Project Site in the Area, an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

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

WHEREAS, Tri-Form anticipates increases in the assessed value of the Project Site in the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the Tri-Form Application to the Town Council in connection therewith; and

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

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

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

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

- 1. The Area, including the Project Site, is hereby declared an "economic revitalization area" under Section 2.5 of the Act and designated the "Whitestown Fishback Creek ERA #1", subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.
- 2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that the owner of the Project Site real property shall be entitled to a traditional real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Tri-Form Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

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

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

- 4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project Site, is located, as provided in the Act.
- This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.
- 6. The Area, including the Project Site, shall cease to be designated an economic revitalization area on January 1, 2037.
- 7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the Tri-Form Application:
 - a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
 - the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
 - c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
 - d. the totality of benefits is sufficient to justify the deduction.
- 8. As an inducement for Tri-Form to invest in the Project Site within the Area, the Tri-Form Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.
- 9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.
 - This Declaratory Resolution shall take affect upon its adoption.

Adopted	this	10 th	day	of May,	2017.
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TOWN COUNCIL OF TOWN OF WHITESTOWN, INDIANA

Eric Miller, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

3197153vl

EXHIBIT A

Description of the Area

Town of Whitestown Fishback Creek ERA #1 Area Parcel List

County Parcel No.	State Parcel No.		
0180373000 0180370000 0180287000 0180050000 0180370001 0180370007 0180322003 0120319000 0181320000 0120293000 0120293001 0120322001 0120139001 0120139001 0120213003 0180313100	06-07-25-000-001.006-019 06-07-24-000-001.001-019 06-08-19-000-001.222-019 06-08-19-000-001.170-019 06-07-24-000-001.002-019 06-07-24-000-001.001-019 06-07-24-000-003.000-019 06-07-24-000-032.000-018 06-07-24-000-031.000-018 06-07-24-000-044.000-018 06-07-24-000-044.000-018 06-07-24-000-044.001-018 06-07-24-000-031.001-018 06-07-24-000-011.001-018 06-07-23-000-012.003-018 06-08-30-000-001.007-019		
V\$156500000000000000000000000000000000000			

Exhibit B

Description of the Project Site

WHITESTOWN FISHBACK CREEK ERA #1 -HIGHLIGHTED IN ORANGE

Legal Description of Real Estate

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE 2ND PRINCIPAL MERIDIAN, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, BEING A PART OF BOONE COUNTY PARCEL NUMBERS 012-02130-00 AND 012-02110-00, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 910.00 FEET TO THE MOST NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED ON JULY 1, 1996 IN THE BOONE COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. 9606081, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 218.88 FEET (MORE OR LESS) TO THE SOUTHERLY LIMITS OF THE FLOODWAY AREA IN ZONE AE AS DEPICTED ON THE FLOOD INSURANCE MAPS - MAP NUMBERS 18011CO307E AND 18011C0326E, BOTH PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND BOTH WITH AN EFFECTIVE DATE OF JANUARY 18, 2012; THENCE ALONG THE SOUTHERLY LIMITS OF SAID FLOODWAY AREA IN ZONE AE, AS DETERMINED PER SAID FLOOD INSURANCE RATE MAPS UTILIZING GRAPHIC PLOTTING METHODS, THE FOLLOWING NINE (9) COURSES; 1) NORTH 35 DEGREES 20 MINUTES 13 SECONDS EAST, A DISTANCE OF 233.69 PEET; 2) NORTH 72 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 229.39 FEET; 3) SOUTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 623.98 FEET; 4) NORTH 60 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF 114.15 FEET; 5) NORTH 27 DEGREES 41 MINUTES 22 SECONDS EAST, A DISTANCE OF 207.69 FEET; 6) NORTH 56 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 1135.54 FEET; 7) NORTH 69 DEGREES 31 MINUTES 24 SECONDS EAST, A DISTANCE OF 394.47 FEET; 8) SOUTH 80 DEGREES 00

MINUTES 51 SECONDS EAST, A DISTANCE OF 102.92 FEET; 9) SOUTH 35 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.95 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, SOUTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 2238.97 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION, SOUTH 88 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 1736.63 FEET TO THE MOST SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED ON JULY 1, 1996 IN THE BOONE COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. 9606081; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES; 1) NORTH 01 DEGREE 07 MINUTES 17 SECONDS WEST, ALONG AN EXISTING FENCE LINE, A DISTANCE OF 812.81 FEET; 2) SOUTH 88 DEGREES 23 MINUTES 11 SECONDS WEST, ALONG AN EXISTING FENCE LINE, A DISTANCE OF 466.65 FEET; 3) NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 96.89 FEET; 4) SOUTH 88 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 448.00 FEET TO THE POINT OF BEGINNING, CONTAINING 87.13 ACRES, MORE OR LESS.

Scale: 100°-0" [24" x 36"] Site Plan Omc. ALBERT S. WHITE BOULEVARD 00 PARISING PUTURE NUMBERG 60' 8.A.YS 8 #011H3130 DETENTION PUTURE BUILDING

Fishback Creek Business Park ALBERTS, WHITE BOULEVARD & C.R. 500 EAST - WHITESTOWN, INDIANA

AR CUPE ODURE

GDI CONSTRUCTION

MAUGUST 2016

Exhibit C

Tri-Form Application
(including Statement of Benefits Real Estate Improvements)



TOWN OF WHITESTOWN, INDIANA

APPLICATION FOR REAL PROPERTY TAX ABATEMENT

Instructions and Procedures

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

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

Town of Whitestown

Attn: Mr. Dax Norton, Town Manager

6210 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

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

 Name of the company for which personal property tax abatement is being requested: TRI-Form, LLC
 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: Terry McCardwell, CEO of GDI Construction Corp.
Address: 9775 Crosspoint Blvd., Suite 105, Indianapolis, IN 46256
Telephone: 317-567-6104
E-Mail Address: tmccardwell@gdiconstruction.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: Terry McCardwell
Address: 9775 Crosspoint Blvd., Suite 105, Indianapolis, IN 46256
Telephone: 317-567-6104
E-Mail Address: tmccardwell@gdiconstruction.com
 Location of property for which personal property tax abatement is being sought:
a) Street Address: <u>S 500 E</u> & S 500 E
b) Tax Parcel Number(s): 012-02130-01

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

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:

6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council? X Yes No
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? N/A
8. Does your business have other operations in Indiana? If so, please list the location of the other operations. N/A
9. What is the size of the facility to be improved or constructed? 410,400 SF
 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.
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 <u>X</u> No
13. What is the anticipated date for construction to begin? March 2017
14. What is the anticipated date for project completion? <u>December 2017</u>
15. If a facility is being improved, does the proposed improvement to the facility change the function of the current facility? N/A
YesNo
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? \$18,500,000.00			
l6. which	Complete the following profile of the Company that will occupy the property for h tax abatement is being requested: N/A - the abatement is for a spec building			
a)	Number of current full time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)			
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	_Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	Salaried	Average salary (per hour) for salaried positions		
	TOTAL NUMBER (OF EXISTING EMPLOYEES (permanent and full-time)		
b)	Number of current pa hourly wage rate exc.	art-time hourly employees by skill level (include average luding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	TOTAL NUMBER O	OF EXISTING EMPLOYEES (part-time)		
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.) 			
d)) Summary of benefits for existing and new employees.			
e)	Number of created fu average hourly wage	ll-time permanent hourly employees by skill level (include rate excluding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		

	Clerical	Average hourly wage rate for clerical positions		
	Salaried	Average salary (per hour) for salaried positions		
	OF NEW EMPLOYEES (permanent and full-time)			
ſ)	Number of created particularly wage rate exc	art-time hourly employees by skill level (include average luding benefits and overtime)		
	Skilled	Average hourly wage rate for skilled positions		
	Semi-skilled	Average hourly wage rate for semi-skilled positions		
	Clerical	Average hourly wage rate for clerical positions		
	Salaried	Average salary (per hour) for salaried positions		
	TOTAL NUMBER OF NEW EMPLOYEES (part-time)			
Es	g) What is the total dollar amount to be spent on new salaries? Estimated to be \$800K. Uncertain as project is a spec building. h) Provide schedule for when new employee positions are expected to be filled. Uncertain at to employee schedule as the project is a spec building.			

- 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.). N/A
- 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 Prope	erty Taxes	
ĺ	100%		
2	95%		
3	80%		
4	65%		
5	50%		70.70
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:	\$1,009.00
	Projected 10-Year Total:	\$10.090.00

II. Projected Conditions With Abatement

A. B.	Projected 10-Year Real Property Taxes:	\$2,257,200.00
	Projected 10-Year Abatement:	\$1.117.314.00

III. Projected Total (Assumes Abatement Granted)

Α	Total Amount Abated:	\$1.117.314.00
	Total Taxes to be Paid:	\$1.139,886,00

Note: Attach Worksheets

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

- (a) zoning change (c) variance
 (b) annexation (t) 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.
 It is possible CR500 will need to be improved. It is anticipated that TIF will be the source and the construction will be contemporaneous with construction of the building.
- 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. It is anticipated TIF will be requested
- 24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.
 GDI will be an active participant with Boone County and the Town of Whitestown

in ecomonic development and attracting businesses to the community

- 25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes. Local suppliers and contractors will be used to the extent they are qualified and competitive
- 26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved.

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

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

Yes, the new building code continues to make these buildings more "green" than ever before

CHECKLIST OF ATTACHMENTS:

	Application Fee (\$2,000)
Y	Completed Memorandum of Understanding
X	Completed Form SB-1/RP
<u> </u>	Legal Description of Project Site
<u>X</u>	Area Map of Project Site
X	Description of Business at Site
_N/A	Description of Improvements to Site
_X	Description of Impact on Business if Improvements not Constructed
_N/A	Schedule of Annual Tax Abatement %
<u>X</u>	Schedule of Affidat Tax Abatement Colonlation
_X	Worksheets for Abatement Calculation

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

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

Signature of Owner or Authorized Representative

_CEO Title

8-19-16

Date

COUNTY OF Name (ton)

SS:

Before me, the undersigned Notary Public, this 19 day of AUGUST, personally appeared Tirky Wic (ARAWELLAND 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.

MEGAN MCKENZIE
Notary Public, State of Indiana
Handiton County
Commission 8 865403
My Commission I Salting
Mulch 15, 2023

Residing in Nanitay County, An

My commission expires:

nas 4 15 20

GDI Companies is a real estate company that manages, develops and invests in commercial, industrial retail, institutional and medical real estate. GDI Companies also has a related company association with GDI Construction Corp. GDI is a general contractor specializing in industrial and manufacturing construction.

Application for Real Property Tax Abatement

Question #11.

Proposed Real Estate Improvements

GDI is planning to develop and construct a 410,400 sf institutional grade, speculative warehouse and distribution center that would be expandable to as much as 975K square feet.

Question #17.

Whitestown has been, and will continue to be, competing with other municipalities around central Indiana, such as Lebanon, Brownsburg, Plainfield, Monrovia, Greenwood, Franklin, Greenfield, Mount Comfort and Anderson, for institutional-grade warehouses and distribution centers. A 10—year tax abatement is a standard incentive that all of these communities will provide for this type of development to take place in their municipality. Without the abatement, this type of development will go elsewhere.

Additionally, this project when fully developed could have a financial investment of greater than \$100MM in both real and personal property, and even with a 10-year abatement will contribute significantly to the Whitestown tax rolls, without placing stress on municipal services or schools.

Exhibit A

Legal Description of Real Estate

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE 2ND PRINCIPAL MERIDIAN, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, BEING A PART OF BOONE COUNTY PARCEL NUMBERS 012-02130-00 AND 012-02110-00, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 910.00 FEET TO THE MOST NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED ON JULY 1, 1996 IN THE BOONE COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. 9606081, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 218.88 FEET (MORE OR LESS) TO THE SOUTHERLY LIMITS OF THE FLOODWAY AREA IN ZONE AE AS DEPICTED ON THE FLOOD INSURANCE MAPS - MAP NUMBERS 18011CO307E AND 18011C0326E, BOTH PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND BOTH WITH AN EFFECTIVE DATE OF JANUARY 18, 2012; THENCE ALONG THE SOUTHERLY LIMITS OF SAID FLOODWAY AREA IN ZONE AE, AS DETERMINED PER SAID FLOOD INSURANCE RATE MAPS UTILIZING GRAPHIC PLOTTING METHODS, THE FOLLOWING NINE (9) COURSES; 1) NORTH 35 DEGREES 20 MINUTES 13 SECONDS EAST, A DISTANCE OF 233.69 FEET; 2) NORTH 72 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 229.39 FEET; 3) SOUTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 623,98 FEET; 4) NORTH 60 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF 114.15 FEET; 5) NORTH 27 DEGREES 41 MINUTES 22 SECONDS EAST, A DISTANCE OF 207.69 FEET; 6) NORTH 56 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 1135.54 FEET; 7) NORTH 69 DEGREES 31 MINUTES 24 SECONDS EAST, A DISTANCE OF 394.47 FEET; 8) SOUTH 80 DEGREES 00

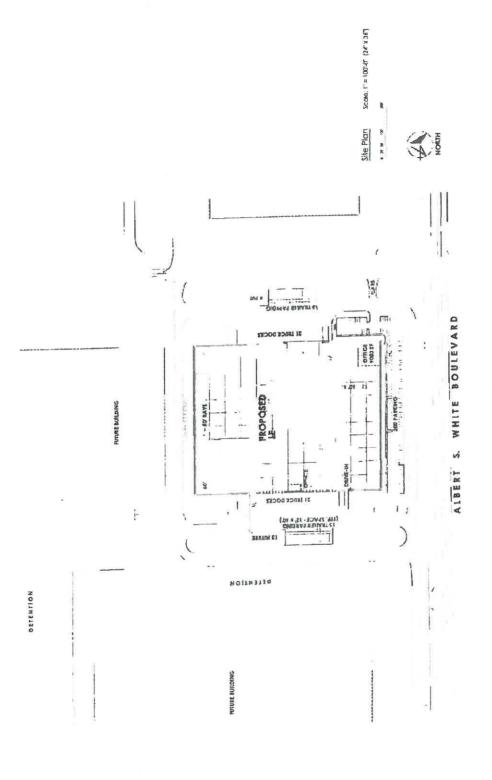
MINUTES 51 SECONDS EAST, A DISTANCE OF 102.92 FEET; 9) SOUTH 35 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF 70.95 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, SOUTH 00 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 2238.97 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION, SOUTH 88 DEGREES 25 MINUTES 17 SECONDS WEST, A DISTANCE OF 1736.63 FEET TO THE MOST SOUTHERLY CORNER OF THE PARCEI, DESCRIBED IN THE WARRANTY DEED RECORDED ON JULY 1, 1996 IN THE BOONE COUNTY RECORDER'S OFFICE PER INSTRUMENT NO. 9606081; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES; 1) NORTH 01 DEGREE 07 MINUTES 17 SECONDS WEST, ALONG AN EXISTING FENCE LINE, A DISTANCE OF 812.81 FEET; 2) SOUTH 88 DEGREES 23 MINUTES 11 SECONDS WEST, ALONG AN EXISTING FENCE LINE, A DISTANCE OF 466.65 FEET; 3) NORTH 00 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 96.89 FEET; 4) SOUTH 88 DEGREES 29 MINUTES 16 SECONDS WEST, A DISTANCE OF 448.00 FEET TO THE POINT OF BEGINNING, CONTAINING 87.13 ACRES, MORE OR LESS.

Schedule of Proposed Tax Abatment Percentages August 15, 2016

Whitestown, IN 10-Year Tax Abatement Schedule.

Project Size (sf):		410,400
	\$	0,55
Tax Rate psf: Project Value (\$45 psf):	\$	18,500,000
	1000	225,720
Annual Unabated Tax Pd	Ş	200,

V		% of Assessed Value Exempt From Real Property Taxes	eal Property Taxes Paid		eal Property exes Abated
Year	1	100%	\$0		\$225,720
	1	95%	11,286		214,434
	2	80%	45,144		180,576
	3	65%	79,002		146,718
	4	50%	112,860		112,860
	5	40%	135,432		90,288
	6	30%	158,004		67,716
	7	20%	180,576		45,144
	8		203,148		22,572
	9	10%			11,286
	10	5%	214,434	i	1,117,314
			\$ 1,139,886	>	TTTTYITH



FISHDACK Creek Business Park Alberts, WHITE BOULEVARD & C.R. 500 EAST - WHITESTOWN, INDIANA

04 AUGUST 2016

ARC出区分でで:



RESOLUTION NO. 2018-35

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

TRI-FORM, 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, as amended (the "Act"), and Resolution No. 2017-25 adopted on June 29, 2017 and Resolution No. 2018-34 adopted on July 11, 2018 (collectively, the "Confirmatory Resolutions"), declared and enlarged an area of the Town, as described in the Confirmatory Resolutions, as an economic revitalization area and designated such area as the "Whitestown Fishback Creek ERA #1" (the "Fishback Creek ERA #1"); and

WHEREAS, the Town Council has been advised by Tri-Form, LLC (the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the Fishback Creek ERA #1 at Albert White Boulevard and 500 East in the Town on parcels # 0120213003, 0120213001, 0180213003 and 0180213001, which is more particularly described in the hereinafter defined Abatement Application (the "Site"); and

WHEREAS, the Project consists of the construction of two institutional-grade, speculative warehouse and distribution centers which when fully built out would be up to 1,100,000 collective square feet in size; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real 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 Real Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real 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 July 10, 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 traditional ten (10) year real 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:

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

 a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;

 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;

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;

 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 the Applicant to invest in the Site, the Abatement Application is 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 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. The Applicant 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.
- 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 real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years in accordance with the following abatement schedule:

ORIGINAL

Real Property Tax Abatement Schedule

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

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 (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 11th day of July, 2018.

TOWN OF WHITESTOWN, INDIANA
TOWN COUNCIL

Eric Miller, President

Susan Austin, Council Member

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

ORIGINAL

EXHIBIT A

Abatement Application



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

FORM CF-1 / Real Property

20 23

INSTRUCTIONS:

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

PRIVACY NOTICE

PAY 20 24

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

SECTION 1	TAXPAYER	INFORMATION				
Name of Taxpayer		and Gramathon		Count	,	
Granite (Commerce 65 Building 4) L						
Address of Taxpayer (number and street, city, sta	ate, and ZIP code)			Boor	Taxing District Number	
3102 Oak Lawn Ave., Ste. 540 Dalla	as, TX 75219			018	raxing District Number	
Name of Contact Person Belinda Flores		Telephone Num	10.000.00		Address	
SECTION 2		(214)677		bflore	es@granitereit.com	
Name of Designating Body	LOCATION AND DES					
Town of Whitestown		Resolution Num	ber		nated Start Date (month, day, year)	
Location of Property	2021	- 40	3/1/2			
5400 E 500 S Whitestown, IN	Actual	Start Date (month, day, year)				
Description of Real Property Improvements				Estimat	ed Completion Date (month, day, year)	
Daniel 040 00570 00				12/31	1/2022	
Parcel: 018-03570-00 l	PT NE SE 25-18-1	1E 59.27 <i>i</i>	A per survev	Actual	Completion Date (month, day, year)	
			, ,			
SECTION 3		AND SALARIES				
EMPLOYEES AND	SALARIES	AS E	STIMATED ON SB-1		ACTUAL	
Current Number of Employees		1			636	
Salaries					5,401,783.10	
Number of Employees Retained						
Salaries						
Number of Additional Employees		103				
Salaries		3,314,792				
SECTION 4	COST AN	D VALUES				
COST AND VALUES		100000000000000000000000000000000000000	TATE IMPROVEMENTS			
AS ESTIMATED ON SB-1	COST			ASSE	SSED VALUE	
Values Before Project	\$		\$		OCED VILLOE	
Plus: Values of Proposed Project	\$ 21,658,672		\$			
Less: Values of Any Property Being Replaced	\$		\$			
Net Values Upon Completion of Project	\$ 21,658,672		\$			
ACTUAL	COST		ASSESSED VALUE			
Values Before Project	\$					
Plus: Values of Proposed Project	\$		\$ 2,660,600			
Less: Values of Any Property Being Replaced	\$		\$ 47,356,300			
Net Values Upon Completion of Project	\$		\$			
	CONVERTED AND OTHER BE	NEETE DOME	\$ 50,016,900			
	AND OTHER BENEFITS	NEFITS PROMIS				
Amount of Solid Waste Converted	AND OTHER BEREFITS		AS ESTIMATED ON S	B-1	ACTUAL	
Amount of Hazardous Waste Converted						
Other Benefits:						
SECTION 6	TAYBAYER	ERTIFICATION				
I hereby certify that the representations in		ERTIFICATION				
Signature of Authorized Representative		Title			Date Signed (month, day, year)	
Emily S	aSalle - General Mana		5/15/2023			

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)

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

We 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 propert time has been set aside for the purpose of considering compliance. (Hearing	ty owner shall receive the opportunity for a hearing. The following date and
Time of Hearing AM Date of Hearing (month, day, ye	
□ PM	
	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 I	[IC 6-1.1-12.1-5.9(e)]
A property owner whose deduction is denied by the designating body may appeal the des Superior Court together with a bond conditioned to pay the costs of the appeal if the appe	signating body's decision by filing a complaint in the office of the clark of the Circuit or

LORD REALTY COMPANY

3200 Cherry Creek Drive South, Ste 480 Denver, CO 80209 (720) 907-9790

May 11, 2023

Town of Whitestown Attn: Matthew Sumner 6210 Veterans Drive Whitestown, IN 46075

Re: 2023 Pay 2024 CF-1/Real Property Forms

Dear Mr. Sumner,

Enclosed are the following forms.

Related to resolution 2018-13, to be filed with the Whitestown Town Council as designating body: For 5828 Commerce Drive – Lot 2:

1. Form CF-1/Real Property – 2023 pay 2024 (current year)

Related to resolution 2019-17, to be filed with the Whitestown Town Council as designating body: For 6040 Commerce Drive – Lot 3:

2. Form CF-1/Real Property – 2023 pay 2024 (current year)

Related to resolution 2021-27, to be filed with the Whitestown Town Council as designating body: For 6353 Commerce Drive – Lot 5:

1. Form CF-1/Real Property – 2023 pay 2024 (current year)

Please advise if you need any additional information.

Sincerely,

Tony Harbour

Financial Controller

Lord Realty Company, LLC.

tharbour@lordrealtyco.com

(720) 907-9793



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

INSTRUCTIONS:

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

PRIVACY NOTICE

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

SECTION 1	TAXPAYER	INFORMATION					
Name of Taxpayer					County		
Lord Realty Holdings LLC - ETA					Boone County		
Address of Taxpayer (number and street, city, sta					DLGF Taxing District Number 020		
PO Box 460459, Denver, CO 8	30246-9998	T-1. 1					
Tony Harbour		(720) 907		3	Email A	oour@lordrealtyco.con	
SECTION 2	LOCATION AND DESC		-		triare	our control carry co.com	
Name of Designating Body		Resolution Numl	A STORY OF STREET		Estimat	ted Start Date (month, day, year)	
Whitestown Town Council		2018-13				, 2018	
Location of Property		-			Actual S	Start Date (month, day, year)	
5828 Commerce Drive, Whitestown, IN 46075 - Lot 2						31, 2018	
Description of Real Property Improvements						ed Completion Date (month, day, year)	
Approx 356 000 ea ft "floy" ety	and warehou	100 00	omponente		, 2019		
Approx 356,000 sq ft "flex" style building with office and warehous				omponents.		Completion Date (month, day, year) cember 24, 2019	
SECTION 3	FMPI OYEES	AND SALARIES			ОСР	Ciliber 24, 2019	
EMPLOYEES AND		Market San Andrews	TON A SERVICE	TED ON SB-1		ACTUAL	
Current Number of Employees		0				0	
Salaries		0.00				0.00	
Number of Employees Retained		0				0	
Salaries		0.00				0.00	
Number of Additional Employees		See SB-1, file	combi	ined		16	
Salaries		000 02 1, 1110	<u> </u>			\$680,781	
SECTION 4	COST AN	ID VALUES		在數學學學學		φοσο, το τ	
COST AND VALUES		20.000 10.000 10.000 20.000 20.000	TATE I	MPROVEMENTS			
AS ESTIMATED ON SB-1	COST			ASSESSED VALUE			
Values Before Project	\$			\$			
Plus: Values of Proposed Project	\$ See SB-1, file combined			\$			
Less: Values of Any Property Being Replaced	\$			\$			
Net Values Upon Completion of Project	\$ See SB-1, file combined			\$			
ACTUAL	COST				ASSESSED VALUE		
Values Before Project	\$			\$			
Plus: Values of Proposed Project	\$ 12,321,835			\$ 17,223,100 💥			
Less: Values of Any Property Being Replaced	\$		\$			-	
Net Values Upon Completion of Project	\$ 12,321,835		\$ 17,223,100 💥				
	E CONVERTED AND OTHER BE	NEFITS PROMI	SED B	NA MANAGERA CONTRACTOR OF THE STATE OF THE S	CHARLES SHOULD		
	D AND OTHER BENEFITS		THE RESERVE	ESTIMATED ON	SHOW SHOULD BE	ACTUAL	
Amount of Solid Waste Converted	0.00		100 may 2 ma		0.00		
Amount of Hazardous Waste Converted		0.00			0.00		
Other Benefits:		n/a			n/a		
SECTION 6	TAXPAYER (CERTIFICATION				The same of the same of the same	
I hereby certify that the representations in	this statement are true.						
Signature of Authorized Representative		Title				Date Signed (month, day, year) 5/11/2023	
For Geoffrey G. Lord, Property Manage							

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

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

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

We have reviewed the CF-1 and find that:							
The Property Owner IS in Substantial Compliance							
The Property Owner IS NOT in Substantial Compliance	The Property Owner IS NOT in Substantial Compliance						
Other (specify)							
Reasons for the Determination (attach additional sheets if necessary)							
	i						
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 propert time has been set aside for the purpose of considering compliance. (Hearing	y owner shall receive the opportunity for a hearing. The following date and must be held within thirty (30) days of the date of mailing of this notice.)						
Time of Hearing AM Date of Hearing (month, day, year	ar) Location of Hearing						
☐ PM							
UEADING BEGULTO A. A.							
	completed after the hearing)						
Approved Reasons for the Determination (attach additional sheets if necessary)	Denied (see Instruction 4 above)						
Treasons for the Determination (adaptification administration in 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 des	signating body's decision by filing a complaint in the office of the clerk of the Circuit or						





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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

| Redevelopment or rehabilitation of real asiate improvements (IC 8-1.1-12.1-4)
| Residentially distressed area (IC 6-1.1-12.1-4.1)

FORM SB-1 / Real Property PRIVACY NOTICE Any information concerning the cost of the property and specific solution paid to individual employees by the property emerit a confidential per ki 6-1.1-12.1-5.1.

20 20 PAY 20 21

INSTRUCTIONS:

- 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 EEFORE the radiovelopment or rehabilitation of real property 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 builtation of the redevalopment or rehabilitation for which the person designating body and the area designated an economic revitalization area before the builtation of the redevalopment or rehabilitation for which the person designation.

 3. 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 essessed valuation is made or not later than thirty (30) days after the essessment notice is mailed to the property owner if it was mailed after April 10. A property owner who foliact to file a deduction within the prescribed deadtine may file an applicant between March 1 and May 10 of a subsequent year.

 4. A property owner who files to the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property that is approved after June 30, 2013, the designating body is required to a stabilish an abetament schoolule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abetament schoolule approved by the designating body.

	d, For a Form SB-1/17eal IG 6-1.1-12.1-17	Property that is approved pri	orto July 1, 20	173, me Boniement Schem	на врристен г	by the casignating oddy
Name of Inspayor	manufactured TIC LLC Zolle	ir-401 Lord TIC, L.L.C., Lord		ON THE BOR Partners III		I.C. Denants in communi
Address of texpense in	under and studi, city state, an	rd ZIP code)	treath treath	a' fro' for Lamasi re	n'i bito Lavai r	EG (Granica at costs)
7132 Zionsvil	le Road, Indianapo	lis, IN 46268		5 - 65 - No. 6 (no. 1865-196		
Name of contact perso	î		Telephone ni		E-mail addres	
Geoff Lord		· · · · · · · · · · · · · · · · · · ·		05-1261	GLord@	LordRealtyco.com
SECTION 2	, carried thing the state of	LOCATION AND DESCRI	PTION OF PR	OPOSED PROJECT	Resolution (s.	
Nome of designating be					Hendarktern tar	HINA
Whitestown T	OMII COOLICE		County		DLGF tender	dichict pumber
	napolis Road, White	Boone		020	•	
Cesciolon of real prof	any improvemente, milevelop		ssay)	Estimated eta	it date (month, day, year)	
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components. One building will be approx. 169,000 s/f and the other will be appr) alf. The project area will		npialion data (month, day, year)
he developed with parking and on-sile water retantion.					April 20	
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Current number	Salutes.	Number retained	Salaries	Number	1 1 - 1	Salates \$6,126,500-\$12,510,000
0,00	\$0.00	0.00	\$0.00		***	90,120,000-912,310,000
SECTION 4		ESTIMATED TOTAL COST	AND VALUE O			
			***************************************	REAL ESTATE COST		NIS SESSED VALUE
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	slues of proposed project			23,331,801.00		Assessor to Determine
	ny property being replaced	·	شنفوس يزنب خشيه بورسفت الجنس	9.00	0.0	
	lues upon completion of pr	olect		23,331,801,00	Assessor to Determine	
Security 5		STE CONVERTED AND OTH	ER BENEFITS	PROMISED BY THE TAX	PAYER ::	
	reste converted (pounds)			d hazardous waste conver		0,00
revenue. The pr 2,2850%, the site full tax rate of 2.1	operty will likely see an a is generating tax cradi 5441% will be applied to ly tax cap exempt tax rai iggered.	stantially increase the Town Increase in assessed value ts due to the constitutional I the dramatically increased te of 0,2860, an effective p	a. With the lar tax caps. Ho d assessed vi roperty tax re	nd in an agricultural use owever, once the site tra site (once any abeteme to for this site will need	and a curre neitions into ni has explic	nt effective tax rate of a commercial use, the ed). Additionally, with
				AM State of the policy of the Figure		
		in this statement are true.			1 Page 2 de 2 de	inwith, day, your)
Signature of authorize				•	1	y 20, 2018
See attached sig				Tide	Lonna	7 40, 4010
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☐ Year 2 ☐ Year 7	Year 3	Year 4	Typer 5 (* see below)
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ion period may not exceed stabilish an abatement sch uni property where the For y remains in offect, For a F	l Rvo (5) yeurs. For adule for each dedu rn SB-1/Real Prope form SB-1/Real Pro	a Form SB-1/Real F clion allowed. The rty was approved pr party that is approve	roperly that is approved after June 30, deduction period may not exceed len for to July 1, 2013, the abatement d after June 30, 2013, the dealanation
	The statement is the state of the state improvements if the state improvements if the statement of the statement is continuous of the statement of the statemen	a designated area is limited to: estate improvements Yes No Yes	e designated tree is limited to: estate improvements



RESOLUTION NO. 2018-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN GREENPARKE ECONOMIC REVITALIZATION AREA UNDER INDIANA CODE 6-1,1-12,1

PARK 130/GREENPARKE

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. 2018-06 adopted on February 14, 2018, as confirmed on March 14, 2018, declared an area, consisting of approximately 169 acres and generally situated off Whitestown Parkway and between Indianapolis Road and CR 475 East, as an economic revitalization area and designated such area as the GreenParke Economic Revitalization Area (the "GreenParke ERA"); and

WHEREAS, the Town Council has been advised by Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, LLC, BGP Partners, LLC and AJN, LLC (collectively, the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the GreenParke ERA at 5740 South Indianapolis Road in the Town, which is more particularly described in the hereinafter defined Abatement Applications (the "Site"); and

WHEREAS, the Project consists of certain real property development or expansion, including the construction on the Site of two commercial "flex" style buildings with office and warehouse components with sizes of approximately 169,000 square feet and 356,000 square feet, respectively; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real 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 Real Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real 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 of Whitestown Redevelopment Commission (the "Redevelopment Commission") and the Town Council; and

WHEREAS, on March 26, 2018, the Redevelopment Commission adopted its 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 ten (10) year real property tax deduction for the Project pursuant to the Act in accordance with the abatement schedule set forth in this Resolution.

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;
 - 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 the Applicant to invest in the Site, the Application is 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 demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statement of Benefits (Form SB-1/Real 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 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.

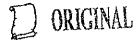


6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years in accordance with the following abatement schedule:

Real Property Tax Abatement Schedule

	% of Assessed Value
Year	Exempt From Real Property Taxes
l	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 Estate (such form included in the Application attached hereto as Exhibit A).



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 Milley President

Susan Austin, Council Member

Clinton Bohm, Council Member

Sett Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

INSTRUCTIONS:

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

PRIVACY NOTICE

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

SECTION 1	TAXPAYER	INFORMATION					
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					County	County	
Lord Realty Holdings LLC - ETA					Boor	ne County	
Address of Taxpayer (number and street, city, stat						axing District Number	
PO Box 460459, Denver, CO	30246-9998	T= :			020	**	
Name of Contact Person Tony Harbour		(720) 907		,	Email A		
	LOCATION AND DESC	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.		CONTRACTOR OF THE PARTY OF THE	mark	our@lordrealtyco.cor	
SECTION 2 Name of Designating Body	LOCATION AND DESC	Resolution Numl	医 医性性医检查		Estimate	ed Start Date (month, day, year)	
Whitestown Town Council		2019-17	301			ust, 2019	
Location of Property	· · · · · · · · · · · · · · · · · · ·	1==				Start Date (month, day, year)	
					ber 1, 2019		
Description of Real Property Improvements Estimate					ed Completion Date <i>(month, day, year</i> 2021		
Approx 319,000 sq ft "flex" style building with office and warehouse components. Actual C				Completion Date (month, day, year)			
			6545USEPPE		Sept	ember 28, 2021	
SECTION 3		AND SALARIES			No.		
EMPLOYEES AND SALARIES			STIMA	ATED ON SB-1		ACTUAL	
Current Number of Employees		0				0	
Salaries		0.00			0.00		
Number of Employees Retained					0		
Salaries		0.00				0.00	
Number of Additional Employees		See SB-1, file combined 81			81		
Salaries						\$4,340,076	
SECTION 4	COST AN	ID VALUES	Calle Calle				
COST AND VALUES		REAL ES	TATE I	MPROVEMENTS			
AS ESTIMATED ON SB-1	COST				ASSES	SESSED VALUE	
Values Before Project	\$			\$			
Plus: Values of Proposed Project	\$ See SB-1, file combined			\$			
Less: Values of Any Property Being Replaced	\$			\$			
Net Values Upon Completion of Project	\$ See SB-1, file combined			\$			
ACTUAL	COST				ASSESSED VALUE		
Values Before Project	\$			\$			
Plus: Values of Proposed Project	\$ 15,110,686.70 👺			\$ 19,720,100 💥			
Less: Values of Any Property Being Replaced	\$			\$			
Net Values Upon Completion of Project	\$ 15,110,686.70			\$ 19,720,100	×		
SECTION 5 WASTE	CONVERTED AND OTHER BE	NEFITS PROMI	SED B	Son with the second sec	THE RESIDENCE		
WASTE CONVERTED	AND OTHER BENEFITS		AS	ESTIMATED ON S	SB-1	ACTUAL	
Amount of Solid Waste Converted			0.00			0.00	
Amount of Hazardous Waste Converted			0.00			0.00	
Other Benefits:			n/a			n/a	
SECTION 6	TAXPAYER (CERTIFICATION	THE RESERVE	数据表面的 数据			
I hereby certify that the representations in	this statement are true.		W W W W W W				
Signature of Authorized Representative		Title For Geoffrey	G. Lor	d, Property Mar	nager	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)

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include
 the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not
 be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 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.

Weh	nave reviewed the CF-1 and find that:				
	The Property Owner IS in Substantial Compliance				
	The Property Owner IS NOT in Substantial Compliance			· · · · · · · · · · · · · · · · · · ·	
	Other (specify)				
Reaso	ns for the Determination (attach additional sheets if necessary)				
Signatu	ure of Authorized Member				Date Signed (month, day, year)
Atteste	d By	Designa	ting Body		
If the	l property owner is found not to be in substantial compliance, the property has been set aside for the purpose of considering compliance. (Hearing n	/ owner s	ahall receive the c	opportunity for	a hearing. The following date and
	f Hearing AM Date of Hearing (month, day, year		Location of Hearing		
	□ PM		ı		
				-	
	HEARING RESULTS (to be d	complei	ed after the hear		
	Approved			Denied (see	Instruction 4 above)
Reasor	ns for the Determination (attach additional sheets if necessary)				
Clanetu	ure of Authorized Member				Date Signed (month, day, year)
Signatu	are of worthoused infestibles				Date Signed (month, day, year)
Attested	d By	Designa	ting Body		<u></u>
	APPEAL RIGHTS [I	C 6-1 1.	12 1.5 9(a)1		
	erty owner whose deduction is denied by the designating body may appeal the desi or Court together with a bond conditioned to pay the costs of the appeal if the appea				in the office of the clerk of the Circuit or



STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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

Residentially distressed area (IC 6-1.1-12.1-4.1)

SECTION 4

- INSTRUCTIONS:

 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing it 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.

 2. The statement of benefits from must be submitted to the designating body and the area designated an economic revitalization error before the initiation of the rectavelopment or rehabilitation for which the person desires to claim a deduction.

 3. To obtain a deduction, a Form 322/RE must be filled with the County Auditor before May 10 in the year in which the addition to assessed valuation is applied to the property openant of the property openant the property openant the property openant who

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FORM SB-1 / Real Property

PRIVACY NOTICE Any information concerning the coal of the property and specific sylanics, paid to individual ampleyous by the property owner is confidential per IC 5-1.1-12.1-5.1.

made or not taler than thirty (30) days after the assessment rollice is mailed to the property owner if it was mailed eiter April 10. A property owner who falled to the a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.

4. A property owner who flies 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(a)
5. For a Form S8-1/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 S8-1/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

TAYPAYER INFORMATION

Name of taxpayer						7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Zeller-401 LRH R	lestructured TIC, LLC, Zei	ler-401 Lord TiC, L.L.C., Lord	l Realty Holdings, LLC	C, BGP Partners, LL	C, and AJN	LLC (tenants in common)	
	number and sireal, city state, a lin St., Denver, CO			, ee ook Miji isaa keessaa ka kii kaasaa ee eessaan ookoo s <u>a</u> saan ga	 		
Name of contact perso	St.	······································	Belophone number		E-mull edd	ress	
Geoff Lord			(317)805-1	261	GLorde	@LordRealtyco.com	
SECTION 2		LOCATION AND DESCR					
Name of daylocaling b	***				Resolution	number	
Whitestown T	own Council				Í		
Coculton of property	the state of the s		County		OLGF lexin	y district number	
	s to be determined	Boone		020			
		mont, or rehabilitation (use additio		And the second s	Enlimated s	lart den (month, day, year)	
		ment project. This phase will it				t 1, 2019	
		nis. One building will be appn			Estimated o	ompletton date (month, day, year)	
abblox, Rej non sv	i. The project area will be	continue to be developed with	i parking and on-site w	aler retention.	July 31		
SECTION 3	ESTIMAT	E OF EMPLOYEES AND SA	LARIES AS RESULT	OF PROPOSED PR	OJECT		
Current number	Salaries	Number retained	Salaries	Numberad		Saleries	
0.00	\$0.00	0.00	\$0.00	276-42	4	\$8,128,500-\$12,510,000	
SECTION 4		ESTIMATED TOTAL COST	AND VALUE OF PRO	POSED PROJECT			
				REAL ESTATE	MPROVEM	ENTS	
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Current values	· · · · · · · · · · · · · · · · · · ·	·			400,200,00		
And the same of the charter of the same of	lues of proposed project			34,000,000,00	Assessor to Delemine		
Less values of an	y property being replaced			0.00	0: 72,100.00		
Net estimated value	ues upon completion of pri	ject		34,000,000.00			
SECTION 5	WA:	STE CONVERTED AND OTH	ER BENEFITS PROM	ISED BY THE TAXE	AYER		
~- ·	aste converted (pounds)	0.00	Estimated hazar	dous waste converte	d (pounds)	0.00	
		e Town of Whitestown's tax essed value. With the land					
		s due to the constitutional					
full for role of 2 A	ns gondraung tax ordun 98994 will be eenlled te	the dramatically increased	tax caps, Trowever,	, orice the site pari	aiuuna irac Laan avale	od) This whom will	
		o phase will further increased					
	entire project (all phase		o the sites value, a	ioo numbara and s	anary rang	es moraged above are	
SECTION 6			OF STICIO AMON				
			CERTIFICATION				
	and the second of the second o	in this statement are true,					
Signature of authorized	•					(month, dey, year)	
See aftached sign	1 2		W. C.		May ,	2019	
hinted name of authoria	red representative		Tide				
		de trada la serie					

	in necessition accounts	Sales markets.	FOR USE OF TH	E DESIGNATING E	ODY:		
We f	ind that the applicant meets (i r IC 8-1.1-12.1, provides for t	ho general standar ho following Amilai	rds in the resolution a tions;	idopted or to be add	pted by this body. 8	ald resolution, passed or to be passed	
A	. The designated area has be expired is	een limited to a pe	riod of time not to ex	cead	_culendar years* (se	ea below). The date this designation	
8	The type of deduction that it 1. Redevelopment or rehab 2. Residentially distressed a	s allowed in the de litation of real osts	eskinated area is limi	led to: Yes N Yes N			
C.	The amount of the deduction	n applicable is limi	ted to \$	*			
D.	Other limitations or condition	ns (specily)	-	tite til Markinsi kan samalan paramanan kan ayan kan kan kan kan kan kan kan kan kan k		handrad be made his day and the many majorithm in the same of the	
E.	Number of years allowed:	☐ Year 1 ☐ Year 6	☐ Year 2 ☐ Year 7	☐ Year 3 ☐ Year 8	Year 4	Year 6 (* see below)	
	For a statement of benefits a Yes No If yes, attach a copy of the a If no, the designating body is	batement echedule required to estab	e to this form. Ilsh an abatement sc	hedule before the d	eduction can be dete	emined.	
Actem	mon new me many or benef	us is smithaut to l	usply me dediction (fits and find that the fescribed above.	eqxe bne solamites	ctations are reasonable and have	
Approved (signature and title of authorized member of designating body)				Telephone number	**************************************	Date signed (manth, day, year)	
Printed no	Printed name of authorized member of designating body				Nome of designating body		
Altested by	Attested by (signature and libe of attester)				Printed name of altoster		
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	(c) An abatement schedule the terms of the resolute	approved for a pa	ificular taxpayer bet	ore July 1, 2013, rer	nains in effect until ti	he abatement schedule expires under	

OAIGINAL

RESOLUTION NO. 2019-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN GREENPARKE ECONOMIC REVITALIZATION AREA UNDER INDIANA CODE 6-1.1-12.1

Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, L.L.C., BGP Partners, L.L.C. and AJN, L.L.C. (as tenants in common)

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. 2018-06 adopted on February 14, 2018, as confirmed on March 14, 2018, declared an area, consisting of approximately 169 acres and generally situated off Whitestown Parkway and between Indianapolis Road and CR 475 East, as an economic revitalization area and designated such area as the GreenParke Economic Revitalization Area (the "GreenParke ERA"); and

WHEREAS, the Town Council has been advised by Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, L.L.C., BGP Partners, L.L.C. and AJN, L.L.C. (as tenants in common) (collectively, the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the Park 130 Industrial Park in the GreenParke ERA in the Town, which is more particularly described in the hereinafter defined Abatement Application (the "Site"); and

WHEREAS, the Project consists of certain real property development or expansion, including the construction on the Site of two commercial "flex" style buildings with office and warehouse components with sizes of approximately 319,000 square feet and 661,000 square feet, respectively; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real 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 Real Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real 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 of Whitestown Redevelopment Commission (the "Redevelopment Commission") and the Town Council; and

WHEREAS, on June 3, 2019, the Redevelopment Commission adopted its 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 ten (10) year real property tax deduction for the Project pursuant to the Act in accordance with the abatement schedule set forth in this resolution.

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;
 - 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;
 - 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 the Applicant to invest in the Site, the Application is 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 demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statement of Benefits (Form SB-1/ Real 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 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 real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years in accordance with the following abatement schedule:

Real Property Tax Abatement Schedule

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

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 (such form included in the Application attached hereto as Exhibit A).

Passed and adopted by the Town Council of the Town of Whitestown, Indiana on this 12^{th} day of June, 2019.

TOWN COUNCIL OF TOWN OF WHITESTOWN, INDIANA

Clinton Bohrn, President

Susan Austin, Vice-President

Eric Miller, Council Member

Kevin Russell, Council Member

Jest Wishek, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

20 23 PAY 20 24

FORM CF-1 / Real Property

INSTRUCTIONS:

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

PRIVACY NOTICE

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 (I).

TAXPAYER I	NFORMATION			LINE THE PARTY OF THE	
			County		
Lord Realty Holdings LLC - ETAL				Boone County	
Address of Taxpayer (number and street, city, state, and ZIP code)				axing District Number	
PO Box 460459, Denver, CO 80246-9998 Name of Contact Person					
		22			
LOCATION AND DECC			unaru	our@lordrealtyco.com	
LOCATION AND DESC	PARTY DESCRIPTION OF THE PARTY	RIY	Estimat	ed Start Date (month, day, year)	
				August, 2021	
				Actual Start Date (month, day, year)	
town, IN 46075 - Lot 5			Octo	ber 5, 2021 (bldg 5)	
				ed Completion Date (month, day, year)	
W		7		2023 (bldgs 5&6)	
x" style building with office	e and warehouse	components.	Actual Completion Date (month, day, year)		
EUD OVEFO			July	11, 2022 (bldg 5)	
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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 <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include
 the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not
 be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 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.

Weh	ave reviewed the CF-1 and fin	d that	:					
	The Property Owner IS in Su	bstant	tial Co	ompliance				,
	The Property Owner IS NOT	in Sul	ostant	dal Compliance				
	Other (specify)					,		
Reaso	ns for the Determination (attach ad	lditiona	ıl sheet	ts if necessary)		· · · · · · · · · · · · · · · · · · ·		
Signat	ure of Authorized Member							Date Signed (month, day, year)
A 44 4 -	J.M.				D1	ata a Dada		
Atteste	а Ву				Designa	iting Body		
If the	property owner is found not to	be in	subst		owner:	shall receive the or	portunity for	a hearing. The following date and
time l	has been set aside for the purp	ose o	f cons	sidering compliance. (Hearing m	nust be	held within thirty (3	30) days of th	e date of mailing of this notice.)
Time o	f Hearing		AM	Date of Hearing (month, day, year)	Location of Hearing		
			PM					
				HEARING RESULTS (to be c	omolei	ed after the hear	na)	
		1 A	pprove	•	ompio.			e Instruction 4 above)
Reason	ns for the Determination (attach ad						•	
Signatu	re of Authorized Member	························						Date Signed (month, day, year)
Atteste	d Bv				Designa	ting Body		
	,							
	1.00			APPEAL RIGHTS [IC	C 6-1.1	-12.1-5.9(e)]		
				signating body may appeal the designating body may appeal the designation of the appeal if the appear				in the office of the clerk of the Circuit or

RESOLUTION NO. 2021-27 A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN GREENPARKE ECONOMIC REVITALIZATION AREA UNDER INDIANA CODE 6-1.1-12.1

PARK 130

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. 2018-12, adopted on March 27, 2018 (the "Confirmatory Resolution"), confirmed the declaration of an area of the Town, as described in the Confirmatory Resolution, as an "economic revitalization area" in accordance with the Act, and the designation of such area as the "GreenParke Economic Revitalization Area" (the "ERA"); and

WHEREAS, the Town Council has been advised by Lord Realty Holdings, LLC, Zeller LRH 401 TIC LLC, Zeller LRH Restructured 401 TIC LLC, Westwood Private Equity III - Park 130, LLC, BGP Partners LLC and AJN LLC, as tenants in common (collectively, the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the ERA at Park 130 in the Town, which is more particularly described in the hereinafter defined Abatement Application (the "Site"); and

WHEREAS, the Project consists of certain real property expansion, including the construction on the Site of two commercial "flex" style buildings with office and warehouse components with one building in the approximate size of 235,000 square feet and the other building in the approximate size of 297,000 square feet, with parking and on-site water retention; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real 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 Real Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real Property, attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application"); and

WHEREAS, on June 7, 2021, the Town of Whitestown Redevelopment Commission adopted its resolution approving the Abatement Application; and

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby detennines that it is in the best interest of the Town to approve a traditional ten (10) year real 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 value of the redevelopment orrehabilitation 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 the Applicant to invest in the Site, the Abatement Application is 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 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. The Applicant 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. Subject to Section 7 hereof, this Resolution shall take effect upon its adoption, and shall entitle the Applicant 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 in accordance with the following abatement schedule:

Real Property Tax Abatement Schedule

	% of Assessed Value
Year	Exem2t From Real <u>Pro2eny</u> 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 Estate (such form included in the Abatement Application attached hereto as Exhibit A).

PASSED AND ADOPTED on the 9 day of June, 2021, by the Town Council of the Town of Whitestown, Indiana, by a vote of _____ in favor and _____ against.

TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA

Clinton Bohm, President

ATTEST:

-DocuSigned by:

Matt Sumner

Matt Sumner, Clerk-Treasurer Town of Whitestown, Indiana

EXHIBIT A

Abatement Application

TOWN OF WHITESTOWN MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the 21st day of May. 2021, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by Lord Realty Holdings, LLC, Zeller LRR 401 TIC, LLC, Zeller-401 LRR Restructured TIC, LC, Westwood Private Equity III - Park 130, LLC, BOP Partners, L.L.C., AJN, LLC (collectively, "Applicant"), to perform the steps necessary for the appropriate consideration of Applicant's- request-for tax abatement.

RECITALS

- A. Applicant owns, controls, and/or has an interest in certain property which is more particularly described in App 1i cant's property tax abatement application attached hereto as Exhibit A (the "Application"), for which Applicant desires tax abatement (the "Property").
- B. Applicant hereby submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real 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 is mutually acknowledged, the parties agree as follows:

AGREEMENT

<u>Section 1. Tax Abatement.</u> Applicant hereby submits the Property for tax abatement. Applicant's completed Application, including the Statement of Benefits (Form SB-1), are submitted contemporaneously herewith and attached hereto as <u>Exhibit A.</u> 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, Applicant agrees to a non-refundable application fee in the amount of Two Thousand Dollars (\$2,000.00) (the "Application Fee"). Applicant will pay the 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, Applicant agrees that in the event its Application for tax abatement is approved by Whitestown, it will pay to the Town an application fee of Two Thousand Dollars (\$2,000). 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 Applicant shall not apply to the next installment of property taxes owed by Applicant or to any subsequent installment of property taxes.

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

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

APPLICANT
Zeller 401 LRH Restmetured TIC, LLC
Signed: Geoffie er
Zeller LRH 401-TIC LLC.
Reoffrey G Cord, Member
Lord Realty Holdings LLC
Signed: Geo' b r
Westwood Private Equity III-Park 130, LLC
Signed: Geoffrey G. Koyd, Montber
BOP Partners, LLC
By: Peterson Property Group, its Manager
Signed: . Donald A. Piggush, Treasurer
AJN,LLC
Signed:
Andrew Morris, Member

APPLICANT
Zeller-401 LRH Restructured TIC, LLC
Signed:,,,,,,
Zeller LRH 401 TIC LLC.
Signed:::::; ;
Lord Realty Holdings LLC
Signed:,,,::-=:
Westwood Private Equity III-Park 130, LLC
Signed:
BGP Partners, LLC By: Peterson Property Group, its Manager
Signed:) Jt7- J Donald A. Piggu surer
AJN,LLC
Signed:,:: c

APPLICANIE	Secretary and the second	and the
Zeller-4011 LRH Restructured D.C., LLC		
Signed! Geoffice G. Lord, Member		<u>and and an and an </u>
Zeller LREE 401 LICILLE		
Signed Geofficy G. Lord - Member		
Lord Realty Highlings DLC		
Signed Geofficey G. Lord: Member		
Westwood Paivate Equity III = Park 130, LLC		
Stemed: Geofficey Go Lord, Member		
BGP Parimers: LLLC By: Peterson Broperity Group, its: Manager		
Signed: Donald A. Piggush, Treasurer		
AINIDEC		
Signed: Andrew Money Member		

TOWN OF WHITESTOWN,	INDIANA
Clinton Bohm, Town Council	l President

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: of Lord Realty Holdings LLC, Zeller LRH 401 TIC LLC, Zeller LRH Restructured 401 TIC LLC, Westwood Private Equity III Park 130, LLC, BGP Partners LLC, AJN LLC, as tenants in common.
- 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: Andrew

Andrew B. Buroker, Esq.

Address: Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600, Indianapolis, IN 46240

Telephone: 317-569-4616

E-Mail Address: andy.buroker@faegrebd.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:

GeoffLord

Address:

c/o Faegre Baker Daniels LLP, 600 East 96th St., Suite 600, Indianapolis, IN

46240

Telephone:

317-805-1261

E-Mail Address:

GLord@LordRealtyco.com

- 4. Location of property for which personal property tax abatement is being sought:
 - a) Street Address: Park 130, WHITESTOWN, IN 46075 (Exact address to be determined by Town)
 - b) 1x Parcel Number(s):

<u>06-03-01-000-045.004-020</u>

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

Building 5

Land Description

A PART OF BLOCK "A" OF THE SECONDARY PLAT OF PARK 130 AT CORRIDOR 65, AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2019006913, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK "A"; THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS EAST {PLAT BEARING} ALONG THE EAST LINE OF SAID BLOCK "A" 1055.13 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 03 SECONDS WEST 280.18 FEET; THENCE SOUTH 48 DEGREES 41 MINUTES 23 SECONDS WEST 54.72 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 46 DEGREES 22 MINUTES 17 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 111.72 FEET TO A POINT WHICH

BEARS NORTH 19 DEGREES 07 MINUTES 59 SECONDS EAST FROM SAID RADIUS TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 19 DEGREES 07 MINUTES 59 SECONDS EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 199.09 FEET TO A POINT WHICH BEARS SOUTH 88 DEGREES 16 MINUTES 03 SECONDS WEST FROM LAST SAID RADIUS POINT; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST 869.68 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID PARK 130 PLAT; THENCE NORTH 87 DEGR ES 54 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 4 AND ALSO BEING THE NORTH LINE OF AFORESAID BLOCK "A" A DISTANCE OF 535.67 FEET TO THE POINT OF BEGINNING, CONTAINING 12.603 ACRES, MORE OR LESS.

Building 6

Land Description

A PART OF BLOCK A IN PARK 130AT CORRIDOR 65, AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2019006913 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK A: THENCE NORTH 88 DEGREES 15 MINUTES 58 SECONDS EAST (PLAT BEARING) ALONG THE NORTH LINE OF SAID BLOCK 93.15 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 88 DEGREES 15 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE 642.84 FEET TO A NORTHEAST CORNER OF SAID BLOCK AND THE WEST RIGHT-OF-WAY LINE OF COMMERCE DRIVE; THENCE SOUTH 01 DEGREE 43 MINUTES 57 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND EXTENSION THEREOF 1056.61 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET: THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 103,87 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING SOUTH 14 DEGREES 23 MINUTES 41 SECONDS EAST A CHORD DISTANCE OF 103.02 FEET; THENCE NORTH 79 DEGREES 18 MINUTES 21 SECONDS WEST 95.87 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 03 SECONDS WEST 524.91 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 36 SECONDS WEST 37.65 FEET; THENCE NORTH 01 DEGREE 43 MINUTES 57 SECONDS WEST 393.92 FEET; THENCE NORTH 14 DEGREES 03 MINUTES 50 SECONDS EAST 44.85 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 05 SECONDS EAST 217.94 FEET; THENCE NORTH 05 DEGREES 52 MINUTES 48 SECONDS WEST 227.42 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 33 SECONDS WEST 110.21 FEET; THENCE NORTH 19 DEGREES 13 MINUTES 41 SECONDS WEST 127.77 FEET TO THE POINT OF BEGINNING, CONTAINING 15.797 ACRES, MORE OR LESS.

- 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: \$166,500
- 6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council? X Yes ____ No
- 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?

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

This is the 3rd phase of a planned industrial development of six industrial buildings, eight buildings total. Applicant has successfully developed the previous four building on the site. Members of the development team are also undertaking other projects in Whitestown. The applicant is a real estate developer with an office location at 180 N. Franklin St., Denver, CO 80218-4005.

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

The project proposes the development of two industrial buildings, the size of each is noted below. In time the development is expected to consist of eight buildings in total (including two smaller ones):

Building 5	235,839 slf
Building 6	297,663 slf

- On a separate page, briefly describe the nature of the business of your company.
 See attachment
- 11. On a separate page, briefly describe the proposed real estate improvements to be constructed by your company at the project location.

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

 Yes X No
- 13. What is the anticipated date for construction to begin? August 1, 2021 (phase 3)
- 14. What is the anticipated date for project completion? July 31, 2023 (phase 3)
- 15. If a facility is being improved, does the proposed improvement to the facility change the function of the current facility?

 Yes <u>NIA</u> No

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

NIA

facility:

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

The hard construction cost for building 5 and building 6 is expected to be approximately \$13,000,000 and \$16,500,000, respectively, for a total construction spend in phase three of \$29,500,000.

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 NIA Average hourly wage rate for skilled positions Semi-skilled NIA Average hourly wage rate for semi-skilled positions Clerical NIA Average hourly wage rate for clerical positions_ Salaried NIA Average salary (per hour) for salaried positions TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time) NIA **b**) Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime) Average hourly wage rate for skilled positions Skilled NIA Semi-skilled NIA Average hourly wage rate for semi-skilled positions Clerical NIA Average hourly wage rate for clerical positions TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time) NIA

- 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.) \$1,422,720 \$2,196,480 (full-time employees-once all three phases are complete)
- d) Summary of benefits for existing and new employees

 Applicant is a real estate developer. As such, the developer will seek tenants for the proposed new buildings. The enterprises that ultimately occupy the facilities will have employee benefit structures unique to their organizations.
- e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

 Skilled 91-141 Average hourly wage rate for skilled positions \$14.90

 Semi-skilled 91-141 Average hourly wage rate for semi-skilled positions \$12.50

 Clerical 9-13 Average hourly wage rate for clerical positions \$16.80

 Salaried 37-57 Average salary (per hour) for salaried positions \$24.00

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

 228-352 (total jobs for all phases of the development)
- f) Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

 Skilled 19-28 Average hourly wage rate for skilled positions \$14.90

 Semi-skilled 19-28 Average hourly wage rate for semi-skilled positions \$12.50

 Clerical 2-4 Average hourly wage rate for clerical positions \$16.80

 Salaried 8-13 Average salary (per hour) for salaried positions \$24.00

 TOTAL NUMBER OF NEW EMPLOYEES (part-time)

 48-72 (total jobs for all phases of the development)
- g) What is the total dollar amount to be spent on new salaries? \$8,128,500 - \$12,510,000 (total wages for all phases of the development)
- h) Provide schedule for when new employee positions are expected to be filled.

 Buildings 5 and 6 are expected to be completed by approximately July 2023. If tenants are found for the buildings prior to their completion, employees could be moved in soon after completion, but not later than July 2024. Buildings 1 through 4 have leased quickly.

- I 7. 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 attachment
- 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 Exemnt 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. <u>Projected Current Conditions Without Abatement</u>

A.	Current Annual Real Property Taxes:	<u>\$ 4.181</u>
В.	Projected I0-Year Total:	\$41,810

IL Projected Conditions With Abatement

A.	Projected IO-Year Real Property Taxes:	\$8,000,83 <u>5</u>
В.	Projected 10-Year Abatement:	\$3,960,413

III. Projected Total (Assumes Abatement Granted)

Α.	Total Amount Abated:	<u>\$3,960,413</u>
в.	Total Taxes to,be Paid:	<u>\$4,059,752</u>

Note: Attach Worksheets

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

(a)	zoning change	<u>ио</u>	(e)	variance	NO
(b)	Annexation	$\overline{\text{NO}}$	(t)	special exception	\overline{NO}
(c)	plat approval	YES	(g)	building permit	YES
(d)	development plan	YES	(h)	other	NO

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

Yes, an additional 1.200 linear feet of Commerce Drive will be added completing the connection of Commerce Drive between Indianapolis Road and Whitestown Parkway. This work will include water, stormwater, and wastewater infrastructure, as well as ingress/egress to Whitestown Parkway. The cost is approximately \$1.150.000 and will be funded through Developer-backed bonds through a TIF agreement already in place with the Town of Whitestown.

- 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.

 A TIF district was previously approved for the development at this site and a development agreement is in place regarding those funds.
- 24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

Yes, applicant committed to a \$250,000 donation to the Town for municipal pm:poses and has established a payment plan with the Town for those funds.

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

The Peterson Company of Indianapolis will continue to serve as the general contractor for phase three as it did for phases one and two.

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, phases one and two of this project were approved for a 10-year tax abatement. The projects are in compliance.

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.

<u>Utilization of ANSI/ASHRAE/IEA Standard 90.1-2016 as most recent energy building codes for construction of buildings.</u>

	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 ofImprovements to Site
	Description ofImpact on Business ifImprovements 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.

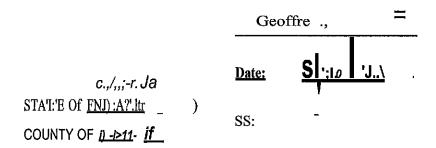
Zeller-401 LRH Restructured TIC, LLC

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COUNTY OF <u>0-tttclef</u>)		
appeared Geoffrey O. Lord, a Men acknowledged the execution of the f	nber of Z oregoing In witne	Public, this _ day of May 2021, personally eller-401 LRH Restructured TIC, LLC, who application for real property tax abatement for ss whereof, I have hereunto subscribed my
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Denver		COLLIN MATTHEW HOLT NOTARY PUBLIC • STATE OF COLORADO NOTARY 10 20194032563 MY COMMISSION EXPIRES AUG 23, 2013 • 0

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<i>t_,,,,,,,_Jv</i> STATE <u>OF-JNDIA!'1:A:-</u>	By: Gooffice Welmber Date: 5 20 2
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appeared Geoffrey G. Lord, a Menthe execution of the foregoing applic	Notary Public, this_ day of May 2021, personally: aber of Zeller-401 Lord TIC, LLC, who acknowledged cation for real property tax abatement for the Town of eof, I have hereunto subscribed my name and affixed
My Commission Expires:	-7""
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	Lord Realty Holdings; LLC
	By: Geoffrey Glijord, Mondos
l1>l,Ad()	Date: 5 20 21
STATE OF <u>tNDIANA</u>)	SS:
COUNTY OF <u>Den-</u>	33.
appeared Geoffrey G. Lord, a Mer the execution of the foregoing app	ed Notary Public, this _ day of May 2021, personally mber of Lord Realty Holdings, LLC, who acknowledged lication for real property tax abatement for the Town of hereof, I have hereum subscribed my name and affixed -+-:::,r/"?';,,",Y" No fittic c it>> l.k//h,1,# 1/r;lf Printed
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Westwood Private Equity III - Park 130, LLC



Before me, the undersigned Notary Public, this _ day of May 2021, personally appeared Geoffrey G. Lord, a Member of Westwood Private Equity III - Park 130, LLC, LLC, who 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. • ./ ____

My Commission Expires:	<u>+r:</u>
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My County of Residence:	
Jeme1	COLLIN MATTHEW HOLT NOTARY PUBLIC: STATE OF COLORADO 7 NOTARY ID 20194032563
	MY COMMISSION EXPIRES AUG 23, 2023

		BGP Partners, LLC
		By: Peterson Property Group, its Manager
		Date: 5 /t'!j1 07.J
STATE OF INDIANA)	SS:

Before me, the undersigned Notary Public, this <u>J'f'''</u> day of May 2021, personally appeared Donald A. Piggush, Treasurer of Peterson Property Group, as the Manager of BGP Partners, LLC, who 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.

My Commission Expires:	citacyPubl(c;t1
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STATE OF INDIANA	18)		Laura(L. Terry) Notary Public	
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Attachments to Town of Whitestown Tax Abatement Application

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

The applicant is a real estate professional with 20 years of experience undertaking industrial/commercial development. This development, once completely online, will add more than 2 million square feet of developed office and logistics space to the Town of Whitestown, and constitute more than \$94 million of hard cost investment.

The developer is confident that the strength of the community will allow for full utilization of the facilities over time. The market has already demonstrated interest in the product as evidenced by leasing activity for Buildings 1 through 4. Expected uses of the buildings include logistics, distribution, warehouse manufacturing and office.

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

This phase of the project (encompassed in this application) will constitute the construction of two (2) "flex" style buildings, having both office and distribution space. Both buildings will have a footprint of less than 300,000 s/f. Building 5 will be approximately 235,839 square feet and Building 6 will be approximately 297,663 square feet. The buildings will all be constructed with insulated precast panels and have ceiling height of 32' clear for both buildings.

Site improvements will include built-out office space, surface parking and landscaping, and onsite water runoff management. The fire safety system will consist of an ESFR Fire Suppression System with a 1,500 GPM Fire Pump. Heating will be provided by Energy Rotation Unites to maintain 55 degrees Fat an outside temperature of 0 degrees F.

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.).

As envisioned by the developer and the Town when the project was first reviewed by the Town and when the TIF and the ERA were approved, this development has unfolded in phases. With phase one and two complete and market interest in the product continuing, phase three is ready to move forward. If the abatement is not awarded, phase three cannot move forward. If that occurs, nearly 600,000 square feet of commercial space will not be constructed, which could prevent growing or expanding companies from calling Whitestown home and will continue to leave the site with a static assessed value.

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 Exemnt From Real Prooerty 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:

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TOTAL 1	;	\$41,810 i	_	\$8,000,835;	;	\$4,059,752;	\$3,960,413

^{*} Current taxes are affected by the property h_aving a mix of current uses an classifications.

NOTE: The above are based on client-provided data and other publicly available information and are not meant to serve as exhaustive financial models or to take into account all possible accounting or tax situations. The above are not guaranteed outcomes.



20.2L PAY 20 22

FORM SB-11 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.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

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

D Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- 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.
- 3. 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 malled after April 10. A property owner who falled to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- 4. 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 fQ to e.Eo/im 3.22/BE w fd v.the_deduction is first claimed
 Indepth of the form CF-1/Real Property. The Form CF-1/Real

 For a Form SB-1/ deduction allowed remains in effect. 1 	l. For a Form SB-1/Rea	approved after June 30, 2013, the al Property that is approved prior	designating body is requ to July 1, 2013, the abate	uired to establ ement schedul	ish an abaten le approved b	ment schedule for each by the designating body
SECTION 1 Name of texpayer			INFORMATION			
Zeller-401 LRH Restructured	TIC.L.L.C., Zeller-401 Lord Th	C. L.L.C., Lord Realty Holdings, L.L.C., Westwe	ood Private Equity III - Park 130. LI	LC. BGP Partners	.L.C., and AJN, L.	L.C., as tenants in common.
	nber and street city, state, Denver, CO 80218	· · · · · · · · · · · · · · · · · · ·				
Name of contact person			Telephone number		E-mail address	
Geoffrey G. Lord			(317) 805-1261		GLord@Lo	ordRealtyco.com
SECTION 2		LOCATION AND DESCRIPT	ION OF PROPOSED PRO	OJECT		
Name of designating boo	dy				Resolution nu	mber
Town of Whitesto	wn Council					
Location of property			County		DLGF taxing o	fistrict number
Park 130, Whites	stown, IN 46075		Boone		20	
Description of real proper	rty improvements, redevelo	pment, or rehabilitation (use additional s	heets If necessa,y)		Estimated start	date (month, day, year)
Project will take a	greenfield site and	develop two commercial "flex"	style buildings with off	ice and	August 1,	2021
		ywill be approx. 235,000 s/f an		rox.		oletion date (month, daY, yeer,
297,000 s/f. The p	project area will be d	developed with parking and on-	-site water retention.		July 31, 20	
SECTION 3	ESTIMA	ATE OF EMPLOYEES AND SALA	RIES AS RESULT OF PR	OPOSED PRO	DJECT	·
Current Number	Salaries	Number Retained	Salaries	Number Add		Saleries
n	0	lo	0	276-424 (full	development)	\$8,128,600-\$12,610,000 (full development)
SECTION 4		ESTIMATED TOTAL COST AN	D VALUE OF PROPOSE	D PROJECT		
OLO (IOIA 4			,	AL ESTATE I	MPROVEMEN	ITS
			COST			SESSED VALUE
Current values					7.0	166,500
	ues of proposed project		\$29,500,00	00	To be dete	ermined b Assessor
	property being replace		l			\$71,100
	es upon completion of	··	\$29,428,90	10	To be dete	ermined by Assessor
SECTION 5		ASTE CONVERTED AND OTHER				offininga by Addeddol
SECTIONS		MOTE CONVENTED AND STILL	TO THE THE THE TENT			
Estimated solid wast	te converted (pounds) _N	<u> </u>	Estimated hazardous wa	aste converted (pounds) _N_I	<u>A</u>
'Other benefits						
This is phase three	of a planed developm	ent for the site. The previous tw	o phases have proceed	ed as planne	d.	
revenue. A portion of portion of the the sit	of the land is in agricul te is generating tax cr	intially increase the Town of White Itural use, with a a current effect redits due to tax caps, on a low a aplied to the dramatically increase	tive tax rate of 2.3086%, assessed value. Howeve	, which is bek er, once the s	ow the actua lite transition	l tax rate, thus that is into a commercial
SECTION 6		TAXPAYER CI	ERTIFICATION			
Signature of authorized	jar ine representation	is in this statement are true.			Date signed /m	nonth, day, year)
Printed name of aut 1oriz			Title	<u> </u>	Date signed (A	- Lay, your
See attached sign	nature page		See att	ached signa	ature page	
		-				

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets th under IC 6-1.1-12.1, provides for t			opted or lo be adopt	ied by this body. Sa	ald resolution, passed or lo be passed
A. The designated area has be expires is					e below). The date this designation expiration date for the designated area.
B. The type of deduction that is 1. Redevelopment or rehable 2. Residentially distressed a	litation of real esta	•	${\displaystyle $		
C. The amount of the deduction	n applicable is lim	Ited to \$			
□ Dther limitation's or conditions					
E. Number of years allowed:	Ovear 1 Ovear6	$\mathop{D}\limits_{}^{\mathrm{Year}}$ 2 Vear 7	$\mathop{D}\limits_{}^{}$ Year 3	$\mathop{ m D}\limits_{ m D}$ Year4 Vear9	D Year 5 (* see below) D Year 10
F. For a statement of benefits a OYes ONo If yes, attach a copy of the ai If no, the designating body is We have also reviewed the informat determined that the totality of benefit	batement schedul required to estab	le to this form. Ilish an abatement scho he statement of benefit	edule before the dec	luction can be dete	mlned.
Approved (signature and title of authorized r	nember of designati	ng body)	Telephone number		Date sl,gned (month, day. year)
Printed name of authorized member of desi	gnating body		Name of designatin	g body	# 10 mm
Attested by (signature and title of attester)			Printed name of atte	ester	
2013, the designating body I deduction period may not ex B. For the redevelopment or reha	uction to a number reas where the Fo ct. The deduction s required to esta ceed ten (10) yea abilitation of real pring ignating body rem	r of years that is less the orm SB-1/Real Property period may not exceed bilish an abatement so rrs. (See IC 6-1.1-12.1- roperty where the Formains in effect. For a For	an the number of ye y was approved pric d five (5) years. For hedule for each dec -17 below.) SB-1/Real Property m SB-1/Real Proper	ars designated und r to July 1, 2013, th a Form SB-1/Real luction allowed. Exc was approved prior ty that is approved a	er IC 6-1.1-12.1-17. e deductions established in IC Property that is approved after June 30, sept as provided in IC 6-1.1-12.1-18, the r to July 1, 2013, the abatement fter June 30, 2013, the designating
section 4 or 4.5 of this chapter an a (1) The total ar (2) The numbe (3) The averag	batement schedumount of the taxpar of new full-time le wage of the new ucture requirement of benefit rithis chapter. An ed in IC 6-1.1-12. If or a particular tax	le based on the followle ayer's Investment in rea equivalent jobs created wemployees compare- nts for the taxpayer's in seapproved after Junes abatement schedule mandalement schedule 1-18, an abatement schedule mandalement schedulement schedul	ng factors: al and personal prop d. d to the state minim nvestment. 30, 2013. A designa nust specify the pero nedule may not exce 013, remains in effec	erty. um wage. ating body shall esta entage amount of ti aed ten (10) years.	ne deduction for each year of

APPLICANT

Ze0erAO1 LRH Restructured TIC, LLC



Zeller LRH 401 TIC LLC.

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	Geoffrey	3)	Colde	lem	per	

Lord Realty Holdings LLC

Signed:	~ -		
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Westwood Private Equity III-Park 130, LLC

Signed: Geoffrey Glood, Montber

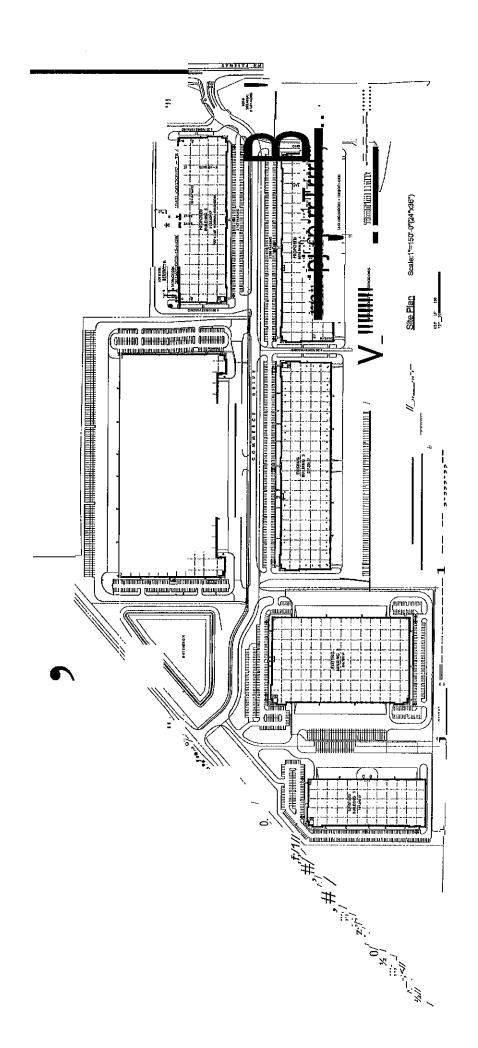
BOP Partners, LLC

By: Peterson Property Group, its Manager

AJN,LLC

APPLICANT
Zeller-401 LRH Restructured TIC, LLC
Signed:,,,-:c ,,,,
Zeller LRH 401 TIC LLC.
Signed:-,,,:
Lord Realty Holdings LLC
Signed:=:,-,,,,
Westwood Private Equity III - Park 130, LLC
Signed:
BGP Partners, LLC
By: Peterson Property Group, its Manager
Signed: Donald A. Piggusn,reasu'i-er
AJN,LLC
Signed:::-,::

APPETCANTE	
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Signed: Geothey G. Lord-Member.	
Zaleriurh401 mCTULC	
Signed : Geofficey G. (Lord: Member	
Lod Reghy Holdings UEC	
Signed)	
Westwood Private Equity IIII – Pauk 130/ IEEC	
Signed: Geolificy G. Lord Meniber	
BGPRadiness LLC	
By: Peterson Property Group, its Wanager	
Signed: Donald A. Riggush, Hireasuren.	
AUN, IJLC	
Signeds Wander Mander	



Park 130 INDIANAPOLIS ROAD - WHITESTOWN, INDIANA

PETEASOI"\

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COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R6 / 12-21) 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

January 1, 2023

- 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, 2023, unless
 - a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between

Polymer Technology Systems, Inc. and/or related entities Address of taxpayer (number and street, city, state, and ZIP code) 4600 Anson Blvd., Whitestown, IN 46075 Name of contact person Rob Knight SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY Name of designating body Whitestown Town Council Location of property Actual start date (month, day, year) Actual start date (month, day, year)	- Tital the approval of the ac				or mampie proj	joole may be	, comconduced c	11 0110 (1) 00	mpliance (CF-1
Name of longstyce Polymer Technology Systems, Inc. and/or related entities ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code) ### Address of taxpayer (number and afreet, oily, stafe, and 7/19 code)	SECTION 1		TAXPAYER	INFORMATI	ON				
Address of tapaper (number and street, city, state, and ZIP code) 4000 Anson Bird, Whitestown, IN 46075 Telephone number ARD Knight SECTION 2 Name of destignating body Whitestown Town Council Location of property 4000 Anson Bird, Whitestown, IN 46075 Secretary Council 2018-24 Actual start date (month, day, year) 4182018 Actual start date (month, day, year) 4182023 Actual completion date (month, day, year) 4182023 Actual completion date (month, day, year) 412312023 Actual completion date (month, day, year) 42018-24 Actual start date (month, day, year) 412312023 Actual completion date (month, day, year) 42018-24 4182023 Actual completion date (month, day, year) 42018-24 Actual completion date (month, day,	Name of taxpayer								
ASDIVATION 2 LOCATION AND DESCRIPTION OF PROPERTY (317) 870-5810	Polymer Technology Systems, Inc. and/or	related en	tities				Boone		
Name of contact person Rob Knight SECTION 2 Location AND DESCRIPTION OF PROPERTY Resolution number Control of property Actual start date (month, day, year) Actual completion date (month, day,	Address of taxpayer (number and street, city, state, and a	ZIP code)					DLGF taxing dist	rict number	
Rob Knight SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY Resolution number 2018-24 All 2018 Estimated start date (month, day, year) All 2018-24 All 2018 Actual completion date (month, day, year) 12/31/2023 Actual date femole, day, year) 12/31/2023 Actual completion date (month, day, year) 12/31/2023 Actual completion date (month, day, year) 12/31/2023 Actual completion date (month, day, year)	4600 Anson Blvd., Whitestown, IN 46075						06019		
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Name of designating body Whitestown Town Council 2018-24 Council 2018-24 2018-	Rob Knight						(317)8	70-5610	
Whitestown Town Council Location of property Motion	SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
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Please see attached description of equipment investment. Section 3	4600 Anson Blvd., Whitestown, IN 46075								
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I hereby certify that the representations in this statement are true. Signature of authorized representative 2 Title Date signed (month, day, year)	Less: Values of any property being replaced Net values upon completion of project NOTE: The COST of the property is confidential SECTION 5 WASTE CO WASTE CONVERTED Amount of solid waste converted Amount of hazardous waste converted	pursuant to lo	C 6-1.1-12.1-5	.6(c).		THE TAXPA	YER		
I hereby certify that the representations in this statement are true. Signature of authorized representative 2 Date signed (month, day, year)	Less: Values of any property being replaced Net values upon completion of project NOTE: The COST of the property is confidential SECTION 5 WASTE CO WASTE CONVERTED Amount of solid waste converted Amount of hazardous waste converted	pursuant to lo	C 6-1.1-12.1-5	.6(c).		THE TAXPA	YER		
	Less: Values of any property being replaced Net values upon completion of project NOTE: The COST of the property is confidential SECTION 5 WASTE CONVERTED Amount of solid waste converted Amount of hazardous waste converted Other benefits:	pursuant to lo	C 6-1.1-12.1-5 ND OTHER B R BENEFITS	.6(c). ENEFITS PR	ROMISED BY	THE TAXPA	YER		
	Less: Values of any property being replaced Net values upon completion of project NOTE: The COST of the property is confidential SECTION 5 WASTE CO WASTE CONVERTED Amount of solid waste converted Amount of hazardous waste converted Other benefits: SECTION 6	pursuant to I	C 6-1.1-12.1-5 ND OTHER B R BENEFITS TAXPAYER (.6(c). ENEFITS PR	ROMISED BY	THE TAXPA	YER		

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)

- 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.
- 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.
- 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, 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:		~
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		and the second s
Reasons for the determination (attach additional sheets if necessary)		
Reasons for the determination (attach additional sheets in necessary)		
Signature of authorized member		Date signed (month, day, year)
Organization of dutilities and included		
Attested by:	Designating body	
If the property owner is found not to be in substantial compliance, the prop time has been set aside for the purpose of considering compliance.	erty owner shall receive the opportunity f	or a hearing. The following date and
Time of hearing AM Date of hearing (month, day, year) Location of PM	f hearing	7
HEARING RESULTS (to b)	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	- 4
APPEAL RIGHTS	[IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may clerk of Circuit or Superior Court together with a bond conditioned to pay	appeal the designating body's decision he costs of the appeal if the appeal is d	by filing a complaint in the office of the etermined against the property owner.

BUSINESS TANGIBLE PERSONAL PROPERTY RETURN State Form 10068 (R28 / 11-22) Prescribed by the Department of Local Government Finance

FORM 104

JANUARY 1, 2023

Date (month, day, year)

For Assessor's Use Only

016					-		
IOTE: If you are declaring on Form 102, Form 103-Short, or check the box below and submit this completed form w			ıl pro	perty with an acquis	ition cost	of less than \$80,000,	
THE PROPERTY OF CHARLEST CONTROL OF THE PROPERTY OF THE PROPER			40	^ OI			
Yes, I am declaring the \$80,000 exemption and will also cla	aim th	e exemption on Form 102, For	m 10	3-Short, or Form 103	3-Long.		
This form is filed with either the Form 102 or Form 103. Sign	gnatur	res on both forms (Form 104 ar	nd Fo	orm 102 or Form 103) are req	uired per 50 IAC 4.2-2-9(e).	
NSTRUCTIONS: This form must be filed with the township a	asses	sor if any or the county asses	sor o	of the county in which	h the proj	nerty is located	
not later than May 15, 2023, unless an exte	ension	of up to thirty (30) days is grain					
at: http://www.in.gov/dlgf/contact-your-local	i-offici	als/.					
lame of taxpayer Nar	me uno	er which business is conducted		·		DLGF taxing district number	
Polymer Technology Systems PT	S Dia	gnostics				06-019	
ature of business	0.0.10	giiosites	Cou	nty		Township	
Manufacturing			Boo	one		Whitestown Town	
address where property is located (number and street)		WOMAN TO THE RESERVE TO THE SECOND SE	City	the state of the s	State	ZIP code	
1600 Anson Blvd.			Wh	itestown	IN	46075	
Jame to which Assessment and Tax Notice should be mailed (if diff	ferent i	han above)	1	3.334.0 1)		10010	
Mailing address (number and street) (if different than above)		Market Market and Company of the Com	City		State	ZIP code	
600 Anson Blvd			Wh	itestown	IN	46075	
						9	
TOTAL TANGIBLE PERSONAL PROPERTY (Please check	one.)	☐ Form 102 ☐] Fo	orm 103-Short	Form '	103-Long	
Summary (round all numbers to nearest ten dollars)		REPORTED BY TAXPAYER	R	CHANGE BY ASSE	SSOR	CHANGE BY COUNTY BOA	
Schedule A - Personal Property		s 3,954,5	20 \$	5		\$	
Deduction per Form 102-ERA, Form 103 ERA or Form 103-C	TP -	s 1,337,5	80 \$	3		\$	
Final Assessed Value	z z	s 2,616,94	40 \$	3		\$	
All vehicles used in farm or business and not subject to Excise Forms 102 or 103.	e Tax	must be reported as deprecial	ole pe	ersonal property in th	e pools d	on Schedule A or	
		8. 4 		the management of the second	J. Derboro	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
		FILING REQUIREMENTS					
		tax rates, a taxpayer who has p			xing distri	icts within the same	
township must have separate assessments for each district	cover	ng only property located in tha	t dist	rict. (IC 6-1.1-3-10)			
		wamante on any real property.	owne	d, held, possessed,	controlled	or occupied by the	
Were expenditures made since the last assessment date for	r impro						
	r impro	Yes No				, and	
Were expenditures made since the last assessment date for taxpayer in the township wherein this return is filed? If Yes, attach a statement setting forth the name of owner, is improvements was begun, and date on which construction of the statement of the state	locatio	☐ Yes ☐ No no f the real property, an expla	anatio			which construction of	
Were expenditures made since the last assessment date for taxpayer in the township wherein this return is filed? If Yes, attach a statement setting forth the name of owner, let	locatio	☐ Yes ☐ No no f the real property, an expla	anatio			which construction of	
Were expenditures made since the last assessment date for taxpayer in the township wherein this return is filed? If Yes, attach a statement setting forth the name of owner, is improvements was begun, and date on which construction of the statement of the state	locatio	☐ Yes ☐ No no f the real property, an expla	anatio			which construction of	
Were expenditures made since the last assessment date for taxpayer in the township wherein this return is filed? If Yes, attach a statement setting forth the name of owner, is improvements was begun, and date on which construction of the statement of the state	locatio was c	☐ Yes ☐ No no f the real property, an expla	anatic of Jai			which construction of	
Were expenditures made since the last assessment date for taxpayer in the township wherein this return is filed? If Yes, attach a statement setting forth the name of owner, improvements was begun, and date on which construction of the statement of the statemen	locatio was co	Yes No n of the real property, an explainment of the real property, an explainment of the real property, an explainment of the real property of the real pro	anatic of Jai	nuary 1, state the pe	ercentage	n which construction of a completed at that	

Telephone number

Printed name of authorized person

Email of authorized person

regulations promulgated with respect thereto.

Signature of authorized person

Title of authorized person

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.ppopin.in.gov



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.

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	County	DLGF taxing distr	rict number
Polymer Technology Systems	Boone	06-019	
Address of possessor (number and street)	City	State	ZIP code
4600 Anson Blvd	Whitestown	IN	46075

4600 A	Anson Blvd	Whitestown	IN	46075
	Report all personal property held, possessed or	controlled on January 1 of the current assessmen	t year, in Schedule I o	r Schedule II.
	SCHEDULE I-A	SSESSED TO OWNER ON FORM 102 OR 103		
Info	ormation return of all personal property which was held, posse	ssed or controlled by this taxpayer but owned as	of January 1 of the cu	rrent

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)
Indiana Business Solutions 8227 Northwest Blvd #200 Indianapolis, IN 46278	IN-1 4600 Anson Blvd. Whitestown, IN 46075	02/07/2018	Pool 2 (5 to 8 yr life) 1 Xerox VersaLink C7025 Copier System 1BS Lease - 2 1 Xerox	1.00	0.00
Indiana Business Solutions 8227 Northwest Blvd #200 Indianapolis, IN 46278	IN-1 4600 Anson Blvd. Whitestown, IN 46075	02/07/2018	Pool 2 (5 to 8 yr life) 2 Xerox AltaLink C8045 Copier 1BS Lease -1 2 Xerox	2.00	0.00
Pitney Bowes Inc. 3001 Summer St. Stamford, CT 06905	IN-1 4600 Anson Blvd. Whitestown, IN 46075	11/30/2021	Pool 2 (5 to 8 yr life) 1 Pitney Bowes Postal Machine Pitney Lease - 1 1 Pitney	1.00	0.00

 Total for Anson
 0.00

 TOTAL
 0.00

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



BUSINESS TANGIBLE PERSONAL PROPERTY ASSESSMENT RETURN

State Form 11405 (R47 / 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.
- 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: http://www.in.gov/dlgf/contact-vour-local-officials/
 A Form 104 must be filed with this return.

SECTION I					JAN ET		
Name of taxpayer		Name under which bus	h business is conducted Federal ident				
Polymer Technology Systems		PTS Diagnostics		and the state of t		35-1895358	
Nature of business		DLGF taxing district na					
Manufacturing		Whitestown Town	vn 06-019				
NAICS Code number *	Retail merchant's ce	ertificate number	Township		County		
325410			Whitestown To		Boone		
Address where property is located (number an	nd street)			City	State	ZIP code	
4600 Anson Blvd.	P 13 1 - 1	1 (15 1505 1 11 1 1		Whitestown	IN	46075	
Address to which assessment and tax notifica	ition should be mailed	(if different than above)		City	State	ZIP code	
4600 Anson Blvd				Whitestown	IN	46075	
SECTION II							
1. Federal income tax year ends: December 31 Name filed under: Polymer Technology Systems							
2 Location of accounting records	ddress (number and s	street)	1	City	State	ZIP code	
14	600 Anson Blvd			Whitestown	IN	46075	
3. Form of business Partnership of Other, description		☐ Sole Propr	ietorship	☑ Corporation	☐ Estate	or Trust	
Did you own, hold, possess, or control Did you own, hold, possess, or control Did you own, hold, possess, or control	ol any Special Tools ol any returnable con	on January 1? ntainers on January 1?	✓ Yes C	No If yes, complete For No (50 IAC 4.2-6-4)	m 103-T. (5	50 IAC 4.2-6-2)	
If taxpayer answers "yes" to question 5, the double assessment. (50 IAC 4.2-2 and 50 IA* NAICS - North American Industry Classifica ** An individual using his/her Social Security	4 <i>C 4.2-8).</i> ation System - A comp	plete list of codes may be	found at www.ce	nsus.gov. NOTE: Number a	ppears on y	our federal income tax return.	
CHANGE IN STA				SSESSMENT DATE (S er location, no return repo		79.5 N 57.4	
6. If you sold all of your personal propert	y to another owner,	did it remain in the sar	ne taxing district?		Yes [□ No	
7. If you sold all of your personal property	y to another owner a	and it remained in the s	same taxing distri	ct, who is the new owner?	20 N X		
8. Do you still own personal property tha	t was moved from the	his taxing district?	☐ Yes	□ No D	ate Moved		
SECTION III				E LEGISLEY	1 1 1	to the death	
SUMMARY (Round all numbers to ne	arest ten dollars)	REPORTED BY	TAXPAYER	CHANGE BY ASSESSOR	CHAN	GE BY THE COUNTY BOARD	
Schedule A - Personal Property		\$	3.954.520	s	\$		
Deduction per Form 103-ERA or Form 10	3-CTP	- \$	1,337,580	\$	S		
Final Assessed Valuation		= \$	2,616,940		s		
SECTIONIV	1.87.57 11.11.53	and the second s		The second secon			
Under penalties of perjury, I hereby certify correct, and complete; if applicable, report	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 regulates						
Signature of authorized person			Printed name of aut	horized person	*****	Date (month, day, year)	
Title of authorized person	Tele	phone number	E-mail	of authorized person		1	

SECTION		
	I 103 - LONG TANGIBLE PERSONAL PROPERTY 0 IAC 4.2-4 CONFIDENTIAL	SCHEDULE A JANUARY 1, 2023
Line	Report all personal property assessable to this taxpayer below. (Round all figures below to nearest dollar)	Federal Identification Number 35-1895358
1	Total cost of tangible depreciable personal property. (50 IAC 4.2-4-2)	\$ 13,165,956
2	Adjustment to federal tax basis per Form 106. (50 IAC 4.2-4-4)	
3	Total cost and base year value of tangible depreciable personal property. (Line 1 plus 2)	\$ 13,165,956
	Deduct Exempt Property (See 50 IAC 4.2-11.1)	
4	Stationary industrial air purification systems. (Attach Form 103-P) \$	
5	Industrial waste control facilities. (Attach Form 103-P) \$	
6	Enterprise information technology equipment. (Attach Form 103-IT) \$	1
7	Vehicles / airplanes subject to excise tax.	
	Total cost of exempt property (Deduct from Line 3 and enter on Line 8)	
8	Subtotal	\$ 13,165,956
	Additions: See 50 IAC 4.2-1-1.1 and 50 IAC 4.2-4-3(b) and 4	13,732,503
9	Cost of all depreciable personal property still in use but written off. (50 IAC 4.2-4-3(b))	s
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))	s
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)	\$ 13,165,956
	OCLING SUMMARY TOTAL COST ADJUSTMENTS ADJUSTED COST column A COLUMN B COLUMN C	TRUE TAX VALUE COLUMN D
52	Total All Pools \$ 13,165,956 \$ 0 \$ 13,165,95	56 \$ 3,477,621
53	30% of Adjusted Cost (Line 52, Column C) (enter zero (0) if filing 103-P5 and entity is a qualified steel mill or oil refinery per IC 6-1.1-3-23).	\$ 3,949,787
54	Greater of Lines 52D or 53. MVR: 1.1357	3,710,7107
	Adjustments to True Tax Value	7,742,767
55	Equipment not placed in service and/or critical spare parts (50 IAC 4.2-6-1 & 6) per Form 106.	s
56	Tools, dies, jigs, fixtures, etc., per Form 103-T. (50 IAC 4.2-6-2) Cost \$ 101,23	
57	Permanently retired equipment (50 IAC 4.2-4-3) and/or returnable Cost containers (50 IAC 4.2-10) per Form 106.	\$
58	Commercial aircraft and commercial bus line fleet, not subject to excise tax	s
59	Total additions to True Tax Value. (Lines 55, 56, 57 and 58)	\$ 4,737
60	Total True Tax Value before adjustments for "Abnormal Obsolescence." (Line 54 plus Line 59)	
61	Abnormal Obsolescence Adjustment per Form 106. (50 IAC 4.2-4-8)	\$ 3,954,524
62	Total True Tax Value of personal property. (To page 1, Form 103 Summary)	
		\$ 3,954,524

TANGIBLE PERSONAL PROPERTY CONFIDENTIAL

SCHEDULE A-1 JANUARY 1, 2023

* * 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.

	Sim - W- IS I - WW - F I - WWW A	ROUND ALL FIG	URES 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				65	
14	1-2-21 To 1-1-22		7		50	
15	1-2-20 To 1-1-21				35	
16	Prior To 1-2-20	78,428		78,428	20	15,686
17	TOTAL POOL NUMBER 1	\$ 78,428	The second secon	\$ 78,428		\$ 15,686
in a	AND DESCRIPTION OF THE PERSON	A CONTRACTOR OF THE PARTY OF TH	UMBER 2: (5 TO 8 YEA	AND DESCRIPTION OF THE PARTY.		
18	1-2-22 To 1-1-23	164,315		164,315	40	65,726
19	1-2-21 To 1-1-22	515,908		515,908	56	288,908
20	1-2-20 To 1-1-21	612,850		612,850	42	257,397
21	1-2-19 To 1-1-20	6,031,360		6,031,360	32	1,930,035
22	1-2-18 To 1-1-19	484,183		484,183	24	116,204
23	1-2-17 To 1-1-18	519,773		519,773	18	93,559
24	Prior To 1-2-17	4,684,840		4,684,840	15	702,726
25	TOTAL POOL NUMBER 2	\$ 13,013,229		\$ 13,013.229		\$ 3,454,555
26	1-2-22 To 1-1-23	POOLNO	JMBER 3: (9 TO 12 YE	AR LIFE)	40	
27	1-2-21 To 1-1-23				60	
28	1-2-20 To 1-1-21	 			55	
29	1-2-19 To 1-1-20				45	
30	1-2-18 To 1-1-19				37	***
31	1-2-17 To 1-1-18				30	
32	1-2-16 To 1-1-17				25	
33	3-2-15 To 1-1-16				20	
34	3-2-14 To 3-1-15	 	· · · · · · · · · · · · · · · · · · ·		16	
35	3-2-13 To 3-1-14		K 		12	
36	Prior To 3-2-13				10	The second secon
37	TOTAL POOL NUMBER 3	S	S	\$		\$
TO SERVICE STATE OF THE PARTY.			R 4: (13 YEAR AND LO			
38	1-2-22 To 1-1-23				40	
39	1-2-21 To 1-1-22		C		60	***************************************
40	1-2-20 To 1-1-21	6,319		6,319	63	3,981
41	1-2-19 To 1-1-20				54	
42	1-2-18 To 1-1-19				46	
43	1-2-17 To 1-1-18		Marie 100 100 100 100 100 100 100 100 100 10	,	40	
44	1-2-16 To 1-1-17				34	
45	3-2-15 To 1-1-16				29	
46	3-2-14 To 3-1-15		20-2-11-00		25	
47	3-2-13 To 3-1-14				21	
48	3-2-12 To 3-1-13				15	
49	3-2-11 To 3-1-12				10	2
50	Prior To 3-2-11	67,980		67,980	5	3,399
51	TOTAL POOL NUMBER 4	\$ 74,299	\$	\$ 74.299		\$ 7.380
52	TOTAL ALL POOLS	\$ 13,165,956	\$ 0	\$ 13,165,956		\$ 3,477,621

NOTE: All Column B adjustments above must be supported on Form 106, Form 103-T, or Form 103-I.

CLOSED BUSINESS						
Has the business closed?	☐ Yes	☑ No	Date of business closure:			



FORM 103-T

JANUARY 1, 2023

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

For assessing officials only

INSTRUCTIONS: Attach and file with Form 103 Long.

Name of	owner (please print or type)					Cc	ounty		
Polymer	r Technology Systems					В	loone		
Address	where property is located (number	and street, city, state and a	ZIP code)			DI	DLGF taxing district number		
4600 At	nson Blvd. Whitestown, IN 46075					00	6-019		
	SECTION I		RT OWNED SPECIAL LS, DIES, JIGS, PATT		-		SCI	HEDULE I	
LINE 1	Round all figures to the neares Total Cost of special tools, die		6-2)				s	101,23	
	NOTE: Divide Total C	Cost on Line (1) above int	o two categories as not	ed below.			TRU	IE TAX VALUE	
2	CATEGORY I Total Cost	ORY I Total Cost (Acquisitions since last assessment date) \$ 6,296 x 30%				x 30% :	= S	1,889	
3	CATEGORY II Total Cost	(Acquisitions prior to last	t assessment date)	\$	94,941	x 3%	= \$	2,84	
4	Total True Tax Value, Special	Tools - to Form 103, Sec	ction A, Line 56				s	4,73	
		SECTION	II - ASSESSED TO OV	NNER ON FORM 103					
	nation return of all special tools o were held, possessed, or contro				current assessn	ent yea	ar by this ta	expayer but	
	NAME AND ADDRESS OF PERSON LOCATION DATE OF DATE DELV'D					UANTITY	COST PER 50 IAC 4.2		
None									

TOTAL	
TOTAL	
12 DV2000010	

FORM 103-T	FORM 103-T SCHEDULE II				
	REPORT SPECIAL TOOLS POSSESSED BUT NOT OWNED ON TO INCLUDE - TOOLS, DIES, JIGS, PATTERNS, FIXTURES, ETC., NO				
Name of person in possession of property (please print or type)					
Polymer Technology Systems	Boone				
address where property is located (r	DLGF taxing district number				
4600 Anson Blvd. Whitestown, IN 46075					
LINE Round all figures to the	nearest dollar. Is, dies, jigs, etc. not owned (if known) (50 IAC 4.2-6-2)				
1 Total Cost of special too	is, dies, jigs, etc. not owned (ii known) (50 IAC 4.2-6-2)	\$			

	AS	SESSED TO OWNER	ON FORM 103			
Information return of all special tool current assessment year and that a					as of January 1	of the
NAME AND ADDRESS OF OWNER	LOCATION OF PROPERTY	DATE OF MANUFACTURE	DESCRIPTION	DATE ACQUIRED	QUANTITY	COST PER 50 IAC 4.2
lone				7.5		

TOTAL

FORM 103-N	SCHEDULE II	JANUARY 1, 2023
1 Ottin 100 N	O TIME O MAIN	

Report all personal property held, possessed or controlled on January 1 of the current assessment year, in Schedule I or Schedule II.

TO BE ASSESSED AS A CAPITAL LEASE to person holding, possessing or controlling property.

Information return of all personal property which was held, possessed or controlled as of January 1 of the current assessment year by this taxpayer but owned by another person. (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	LINE NO. REPORTED ON FORM 102 / 103 IF APPLICABLE	COST PER 50 IAC 4.2
None					
	1				

Schedule II includes personal property subject to Capital Lease only.	TOTAL	

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 par IC 8-1.1-12.1-5.1.

INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body DEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment end/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 oconomic revitalization area before the installation of qualifying abstable 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 file township easessor of the township where the property is situated or with the county assessor if there is no township easessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment anxifor research and development equipment anxifor research and development equipment anxifor information technology equipment is installed and fully functional, unless 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)
- 5. 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							
Name of laxpayer	ogy Systems, Inc. and	or raintag	4 antitios	Mark N	ontact patton				1	
	ber and street, city, state, and Zi		J Oligica	I WIELLY IV	norgan	- 1884 FIRE DET	Telephone num	nhar		
	d, Indianapolla, IN 48268	the state of	a 848		-		(317) 8	1941	35	
			ND DESCRIPTI	ON OF PRO	OPOSED PROJ	ECT		3 40		
Name of designating body			1.00	and the second section of	MANAGEM NAME OF THE PARTY OF TH	THE REAL PROPERTY.	Resclution nun	nber (a)	is in	AND MAKE
Whitestown Town C	ouncil	275						4		*1
Location of property				Cour	nty		DLGF taxing d	istrict ne	mber	
	d, Whitestown, IN 48075				Boone			060	019	
Description of manufaction related	cluring equipment and/or rea utlon equipment and/or Infor if necessary.)	earch and	development eq	ulpment	-			ESTIA	MATED	- 12
(Use additional sheets	if necessary.)	mapon (aca	moregy equipme	3411.			START DA	TE	COMP	LETION DAT
Please see attached description of equipment investment.					Manufacturin	g Equipment	04/18/20	18	12/31/2023	
					R & D Equipr	nent	04/18/20	18		
					Logist Dist Ed	quipment	04/18/20	18	12	/31/2023
					IT Equipment		04/18/20	18	12	/31/2023
SECTION 3	ESTIMATE OF	EMPLOYER	S AND SALAR	RIES AS RE	SULT OF PROP	OSED PRO	ner			
Current number 0	Salaries D	Numbe	rretalned O	Salarios	0	Number as	idHonel 194	Sole:		6,092.80
SECTION 4	ESTIM	ATED TOT	AL COST AND	VALUE OF	PROPOSÉD P	ROJECT			- 慎	
NOTE: Pursuant to IC	6-1.1-12.1-5.1 (d) (2) the		ACTURING IPMENT	R&DE	QUIPMENT	LOGIS	T DIST	* HG 1	FEQUI	PMENT
COST of the property	is confidential.	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED WILUE	CC	IST	ASSESSED
Current values	et e regazier de co									
Plus estimated values	of proposed project					*********	7			
Less values of any pro	party being replaced									
THE AMERICAN PLANTING AND THE PROPERTY OF THE PARTY OF TH	upon completion of project			-			in a rest V	b 15	- t	
SECTION 6	WASTE CON	IVERTED A	ND OTHER BE	NEFITS P	ROMISED BY T	HE TAXPAY	R		- 2	A PER
Estimated solld waste	converted (pounds)	- 414 (2000)		Estimated	hezardous was	a converted	(pounds)	N. C.		3 3
Other benefits:		12.								2
SECTION 6	a representations in this stal	lomani ara	TAXPAYER (ERTIFICA	TION					1.71
Skyready of authorized re		lement me				De	ts signed (mon)	h, day	-2	108
Printed name abouthorize Mark Morgan	d representative			Title Chief I	Financial O	fficer				

	oted in the resolut orized under IC 6	tion previously ap	proved by this bo	dy. Sald resolut	ion, pessed under i	ea and find C 6-1.1-12	2.1-2.5, provides for the following limitations
Λ Τ	he doclarated are	a has been limiter	to a period of tim	e not to exceed _	celen	dar years	* (see below). The date this designation expire tains an expiration date for the designated are
18				quodion occurs		2,000	
B. T	he type of deducti	on that is allowed	in the designated	area la limited to:	5	-	Enhanced Abatement per IC 6-1,1-12.1-1
		w manufacturing			☐ Yes		Check box if an enhanced abatement was
		w research and d		ment;	☐ Yes	111111111111111111111111111111111111111	approved for one or more of these types.
3	Installation of new logistical distribution equipment. Installation of new information technology equipment;			☐ Yes			
					## 0760X	9 777 (9) (4)	on the same than the same to the same the same of
C. T	he amount of ded	uction applicable t	o new manufactur	ing equipment is	limited to \$		cost with an assessed value of
\$					lish a limit, if desired		
D. T	he amount of ded	uction applicable t	o new research ar	nd development e	quipment is ilmited i	0\$	cost with an assessed value of
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	With the property of						cost with an assessed value of
⊏. I \$	ne amount or dec	(One or	both lines may be	filled out to estal	ollah a limit, if desire	ď.)	
r T	to amount of dad	uction englicable t	o new information	technology equir	ment is limited to S		cost with an assessed value of
r. 1	tie arrount or doo	One or	both lines may be	filed out to estal	plish a limit, if deale	d.)	
CC	Ment Healtedlann av	conditions (specif	(y)				
	iner ilmitations or						
н. т	he deduction for r	new manufacturing	equipment and/o	r new research en at claimed eligible	nd development equ o for deduction is allo	ipment an owed for:	d/or new logistical distribution equipment and
н. т	he deduction for r	new manufacturing	equipment and/o	r new research en at claimed eligible Year 4	nd development equipment of the deduction is allowed to the deduction of the december of the development of the december of th	owed for:	Enhanced Abatement per IC 8-1.1-12.1-18
н. т	he deduction for r ew Information te	new manufacturing chnology equipme	equipment and/o nt installed and fin	at claimed eligible	for deduction is allo	owed for:	
H. T	he deduction for r ew information ter Year 1 Year 6 or a Statement of yes, atlach a copy no, the designation	new manufacturing chnology equipme Year 2 Year 7 Benefits approved y of the abatement ig body is required	year 3 Year 3 Year 8 after June 30, 201 schedule to this for to establish an ab	t dalmed eligible Year 4 Year 9 3, did this designation. atoment schedule	of for deduction is allowed by Year 5 Year 10 ating body adopt and before the deductions and find that the experience of the control of the	ebstement n can be d	Aumber of years approved: Enter one to twenty (1-20) years; may not exceed twenty (20) years. schedule per IC 6-1.1-12.1-177 Yes
H. T	he deduction for rew information terms of the information terms of the information terms of the information terms of the information in the designation we have reviewe milined that the information of the information in the information in the information of the information in the	new manufacturing chnology equipme	equipment and/ont installed and fire Year 3 Year 8 after June 30, 201 schedule to this for to establish an abcontained in the strandicient to justify	At chalmed eligible Year 4 Year 9 3, did this designation. alement schedule attement of benefit the deduction de	of for deduction is allowed by Year 5 Year 10 ating body adopt and before the deductions and find that the experience of the control of the	ebstement n can be d	Enhanced Abatement per IC 8-1,1-12,1-18 Jumber of years approved: Enter one to twenty (1-20) years; may not exceed twenty (20) years.) schedule per IC 6-1,1-12,1-177 Yes atemined.
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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 texpayer'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 autosection 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 texpayer 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.

Polymer Technology Systems, Inc.

SB-1 PP Attachment 4/2/18

Investment Information

Investment Schedule:

2018 - \$5,700,000

2019 - \$6,600,000

2020 - \$1,200,000

Investment Type:

Investment of lab, manufacturing, R+D, distribution and IT equipment will include conveyors, generators, equipment, pallet racks, 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 154

2019 - total headcount 164

2020 - total headcount 174

2021 - total headcount 184

2022 - total headcount 194



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.
- 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

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



Personal Property Tax Abatement Schedule

	% of Assessed Value
Year	Exempt From Personal Property Taxes
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

TOWNLOOUNCIL

ric Mill Dearing

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

3403535v1

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

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

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: 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): <u>06-07-26-000-007.000-019</u>
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:

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, Polymer's existing location is at 7736 Zionsville Road in Indianapolis, IN.
9. What is the size of the facility in which the equipment will be installed?
The building to be constructed will be approximately 135,000SF.
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? <u>December 2021</u>
15. Does the equipment being installed serve the same function as the equipment currently in place at the facility?
YesNoXN/A

	N/A	
b)		d value of the equipment to be purchased for which personal ent is being requested? \$13,500,000
16. which	Complete the follow tax abatement is being	ving profile of the Company that will occupy the property for g requested:
a)		ull time permanent hourly employees by skill level (include rate excluding benefits and overtime)
	Skilled n/a	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 n/a	Average hourly wage rate for clerical positionsn/a
	Salaried n/a	Average salary (per hour) for salaried positions n/a
	TOTAL NUMBER (OF EXISTING EMPLOYEES (permanent and full-time) 0
b)		art-time hourly employees by skill level (include average cluding 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
	Semi-skilled n/a	
	Clerical n/a	Average hourly wage rate for clerical positions <u>n/a</u>

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 ptime off.	3							
e)	 Number of created full-time permanent hourly employees by skill level (include avera 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								
	 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? \$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 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). 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).

We are respectfully requesting an alternate 10 year abatement on real property improvements. Below is a schedule of the proposed alternate 10 year abatement schedule.

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

A. Current Annual Personal Property Taxes: B. Projected 10-Year Total: A. Projected Conditions With Abatement A. Projected 10-Year Personal Property Taxes: B. Projected 10-Year Abatement: S1,016,960.00 III. Projected Total (Assumes Abatement Granted) A. Total Amount Abated: B. Total Taxes to be Paid: S1,016,960.00 S112,980.00 Note: Attach Worksheets 21. Which approvals or permits will be required for the project? (a) Zoning change (b) annexation (c) plat approval (d) Summer Control of Summer Cont		I. Projected Current Conditions Without Abatement							
A. Projected 10-Year Personal Property Taxes: \$1,129,940.00 B. Projected 10-Year Abatement: \$1,016,960.00 III. Projected Total (Assumes Abatement Granted) A. Total Amount Abated: \$1,016,960.00 B. Total Taxes to be Paid: \$112,980.00 Note: Attach Worksheets 21. Which approvals or permits will be required for the project? (a) zoning change (c) variance (b) annexation (f) special exception (c) plat approval (g) building permit	_					es:			
B. Projected 10-Year Abatement: \$1,016,960.00 III. Projected Total (Assumes Abatement Granted) A. Total Amount Abated: \$1,016,960.00 B. Total Taxes to be Paid: \$112,980.00 Note: Attach Worksheets 21. Which approvals or permits will be required for the project? (a) zoning change (c) variance (b) annexation (f) special exception (c) plat approval (g) building permit		II.	Pro	jected	Conditions With Abatement				
A. Total Amount Abated: B. Total Taxes to be Paid: S1,016,960.00 \$112,980.00 Note: Attach Worksheets 21. Which approvals or permits will be required for the project? (a) zoning change (c) variance (b) annexation (f) special exception (c) plat approval (g) building permit			52,550		[1] : " (1) ([2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] : [2] :	axes:			
B. Total Taxes to be Paid: Note: Attach Worksheets 21. Which approvals or permits will be required for the project? (a) zoning change (c) variance (b) annexation (f) special exception (c) plat approval (g) building permit									
Note: Attach Worksheets 21. Which approvals or permits will be required for the project? (a) zoning change (c) variance (b) annexation (f) special exception (c) plat approval (g) building permit									
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			В.	Tota	il Taxes to be Paid:		\$112,980.00		
(a) zoning change (c) variance (b) annexation (f) special exception (c) plat approval (g) building permit	Note: Attach Worksheets								
(b) annexation (f) special exception (c) plat approval (g) building permit	21. Which approvals or permits will be required for the project?								
(c) plat approval g building permit	(a) zoning change (e) variance								
	()								
						permit			
(d) development plan (h) other									
While final plans are being determined, it is not anticipated that approvals other the									
building permit will be required in order for this headquarters/R&D laboratory/manufacturing and distribution operation to be constructed.									

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 fr	om
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 application 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 proposed project? If so, please explain. Whenever possible and when economically competitive, Duke, Browning and PTS Diagnostics endeavor to utilize local supplier contractors.	
26. Has the applicant previously been approved for economic development incen from the Town (e.g., tax abatement, tax increment financing, economic develop revenue bond financing)? If so, please explain and include information with respect applicant's compliance with project representations made to the Town at the time incentives were approved. No	ment et to
27. Is the applicant current on all of its payment obligations to the Town an County (e.g., property taxes, utility (gas, water, sewer, electric) fees (such as cap fees, monthly services charges), guaranties on any debt obligations, expressions.	acity
28. Does the proposed project take advantage of any "green" technology to readverse environmental impact? If so, please explain.	duce
Yes. The building to be constructed will have a white TPO roof membrane. Also, LED for will be used for the building and site.	ghting
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	
Q	

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

Cao

Title

5-APAIL - 2018

Date

STATE OF Indians)

COUNTY OF Marion)

SS:

Before me, the undersigned Notary Public, this 5 day of Action 2018, personally appeared Mark. Mora 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.

Sance Seewy,
Notady Public
Striding in County,
Finding Marin

My commission expires:

October 20, 2021

JANICE S KEENEY

Notary Public, State of Indiana

Merion County

Commission & 848415

My Commission Expires
October 20, 2021

ATTACHMENT TO PROPERTY TAX ABATEMENT APPLICATIONS Polymer Technology Systems, Inc.

4/2/18

Question #4 - Legal Description of the Property

Parcel Number 06-07-26-000-00**7.000-019** 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.

Crest 3930, LLC

Crest 3930, LLC 1758 Timber Heights Drive Carmel, IN 46280

Property Address:

May 9, 2023

Debbie Crum/Shari Levob Boone County Auditor 201 Courthouse Square Lebanon, IN 46052

E/Mail: dcrum@co.boone.in.us E/Mail: slevob@co.boone.in.us 765-482-2940 x 3 PH:

PH: 765-483-4486 - Sheri Levob

RE: Office Address: Crest 3930, LLC % Tom Osterhaus 1758 Timber Heights Drive

Crest 3930, LLC 3930 Perry Boulevard Whitestown, IN 46075 Carmel, IN 46280

Annual Tax Abatement Forms:

- 1) Form CF-1 Updated Compliance with State of Benefits Real Estate Improvement
- 2) Form 11 Notice of Assessment of Land & Improvements dated 4/28/2023
- 3) Form 322 Application for Deduction of Assessed Valuation—Original (2 pages)
- 4) SB-1 Statement of Benefits—Original (2 pages)
- 5) Resolution 2008-36 (3 pages)
- 6) Resolution 2015-14 (2 pages)

If you need further information please contact:

Crest 3930, LLC %Tom Osterhaus 1758 Timber Heights Drive Carmel, IN 46280

Cell: 317-710-6837

E/Mail: tosterhaus@gmail.com

Tom Osterhaus



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

INSTRUCTIONS:

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

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 (I).

SECTION 1	TAXPAYER	INFORMATION	2008年11月2日	CHAMPLE IN AN ENGLISHED DESIGNATION	
Name of Taxpayer CREST 3930, LLC	County				
	to and 7/D - d.)	Boone			
Address of Taxpayer (number and street, city, state, and ZIP code) 1758 Timber Heights Drive, Carmel, IN 46280				GF Taxing District Number	
Name of Contact Person	6-020 nail Address				
Tom Osterhaus		Telephone Nur (317) 710	4 P. C.	sterhaus@gmail.com	
SECTION 2	LOCATION AND DES		1	sterriaus@gmail.com	
Name of Designating Body		Resolution Num	the same of the sa	timated Start Date (month, day, year)	
Town Council of Whitestown				amatou otan bato (monun, day, your)	
Location of Property	8 2		Ac	tual Start Date (month, day, year)	
Perry Industrial Park II Sec 2 Lot 12	2 & pt of Lot 7				
Description of Real Property Improvements			Es	timated Completion Date (month, day, yea	
13,350 sq. ft. office/warel	house and related	oito imamus			
10,000 oq. it. omoc/warei	nouse and related	site impro		tual Completion Date <i>(month, day, year)</i> 15/2014	
SECTION 3	EMPLOYEES	AND SALARIES		13/2014	
EMPLOYEES AND S				ACTUAL	
Current Number of Employees 5			ESTIMATED ON SB-1	ACTUAL	
Salaries		150,000		13	
Number of Employees Retained		130,000		540,000	
Salaries					
Number of Additional Employees					
Salaries		_			
SECTION 4	COSTA	ND VALUES			
COST AND VALUES	COSTA			HEX 807 COLUMN STORY OF THE STORY OF THE STORY	
AS ESTIMATED ON SB-1	T200	REAL ES	STATE IMPROVEMENTS		
Values Before Project	s Refere Project		SSESSED VALUE		
Plus: Values of Proposed Project		2 2 2 2			
Less: Values of Any Property Being Replaced	Clina of Any Preparty Pains Party of Any Pains Party of Any Pains Pain				
N-1/-1 II G iv in the control of the		\$			
et Values Upon Completion of Project \$ 450,000 \$ CTUAL			\$		
Value D.C. D.L.			AS	SESSED VALUE	
Plus Values of Brancoad Project			\$		
· · · · · · · · · · · · · · · · · · ·			\$		
ss: Values of Any Property Being Replaced \$ 0.00 \$					
Net Values Upon Completion of Project	\$ 575,000		\$		
SECTION 5 WASTE CONVERTE	CONVERTED AND OTHER BE	ENEFITS PROMI		in the same area of the	
Amount of Solid Waste Converted	O AND OTHER BENEFITS		AS ESTIMATED ON SB-		
Amount of Hazardous Waste Converted			0.00	0.00	
Other Benefits:			0.00	0.00	
		0.00	0.00		
	William Straight - Avenue	a continue			
SECTION 6	TAXPAYER (CERTIFICATION		THE THE STATE OF T	
	TAXPAYER (this statement are true.	CERTIFICATION			

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 <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include
 the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not
 be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
- 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)				· · · · · · · · · · · · · · · · · · ·	
Reaso	ons for the Determination (attach additional sheets if necessary)					
Signat	ture of Authorized Member				Date Signed (month, day, year)	
Jigriai	die of Addionized wiennen				Date Signed (month, day, year)	
Attest	ed By	Designati	ing Body			
	•		•			
If the	property owner is found not to be in substantial compliance, the property	y owner s	hall receive the or	portunity for	a hearing. The following date and	
	has been set aside for the purpose of considering compliance. (Hearing r			0) days of the	e date of mailing of this notice.)	
Time o	of Hearing	ar)	Location of Hearing			
	PM					
	HEARING RESULTS (to be o	complete	ad after the heari	na)		
	Approved	complete	u arter the heart		Instruction 4 above)	
Reaso	ons for the Determination (attach additional sheets if necessary)			Donied joe	maradion + abovo,	
	<i>"</i>					
					-	
Signat	lure of Authorized Member				Date Signed (month, day, year)	
Attest	ad By	Designat	ing Body			
	APPEAL RIGHTS [IC 6-1.1-	12.1-5.9(e)]			
A prop	A properly 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.					
		10 001611	a agamer are pr	opony omner.		



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

Jennifer S. Lasley **Boone County Assessor**115 Courthouse Sq

Lebanon IN 46052-2161

27336*47**G50**0.382**1/2*********AUTOALL FOR AADC 460 CREST 3930 LLC 1758 TIMBER HEIGHTS DR CARMEL IN 46280-1557

Legal Description PERRY INDUSTRIAL PARK II SEC 2 LOT 12 & PT OF LOT 7	Parcel or Identification Number 020-04350-12
Property Address (number and street, city, state, and ZIP code) 3930 PERRY BLVD WHITESTOWN IN 46075	

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

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

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or 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.

PREV	PREVIOUS ASSESSMENT NEW ASSESSME		FECTIVE JANUARY 1, 2023
LAND	124,800	LAND	124,800
STRUCTURES/ IMPROVEMENTS *	664,500	STRUCTURES/ IMPROVEMENTS *	688,200
TOTAL	789,300	TOTAL	813,000

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/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RF and Form 322/VRD

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 of 115 COURTHOUSE SQUARE, LEBANO		



APPLICATION FOR DEDUCTION FROM ASSESSED VALU OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS

20 14 PAY 20 15

FORM 322 / RE

State Form 18379 (R12 / 1-14) Prescribed by the Department of Local Government Finance

INSTRUCTIONS:

 This form is to be filed in person or by mail with the County Auditor of the county in which the property is librated.
 To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the satisfaction to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment as a second of the county Auditor before May 10 in the year in which the satisfaction to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than thirty (30) days after the assessment as a second or not later than the country of the country or not later than the country or not later than the country or not later than the country of the country or not later than the country or no 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 March 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)

- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- 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
 - 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)
 - Hot tub facility
 - h. Suntan facility
 - Racetrack

Any facility, the primary purpose of which is (a) Retail food and beverage service; (b) Automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).

Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2 (c) (1 & 2).

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

·	SECTION	I - DESCRI	PTION OF PROPERTY			
The owner hereby applies to the Co	unty Auditor for a deduction	pursuant to	IC 6-1.1-12.1-5 beginning with the assess	smen	t date March 1, 20 14.	
County	Township		DLGF taxing district number		Key number	
Boone	Perry	06-020				
Name of owner			Legal description from Form 11			
Crest I, LLC Perry Industrial Park II Sec 2 Lot 12 & Pt of Lot 7				Pt of Lot 7		
Property address (number and street, city, st 3930 Perry Blvd.; Whitestown, IN					Date of Form 11 (month, day, year) 07/15/2014	
Type of structure Office/Warehouse Building					Use of structure Office/Warehouse	
Governing body that approved ERA designate Whitestown Town Council	ion		Date ERA designation approved (month, day, 11/11/2008	year)	Resolution number 2008-36	
	SECTION II - VERIFI	CATION OF	OWNER OR REPRESENTATIVE			
Signature of owner or representative (I here	ny certify that the representation	s on this appli	cation are true.)	Da	ite signed (month, day, year)	
Printed name of owner or representative		er and street.	city, state, and ZIP code)			
Tom Osterhaus	9150 Harris	son Park C	t., Ste. A; Indianapolis, IN 46216			
	SE	ECTION III -	STRUCTURES		AUDITOR'S USE	
A. Rehabilitation structure 1., Assessed valu	ation AFTER rehabilitation		\$			
	ation BEFORE rehabilitation		\$			
3. Difference in a	ssessed valuation (Line 1 minus	s Line 2)	\$			
(for the increas	ation eligible for deduction to in AV from the rehabilitation, AV from the reassessment of t		\$			
B. New structure 1. Assessed valu	ation		\$ 585,700.00			
2. Assessed valu	ation eligible for deduction		\$ 585,700.00			
	SECTION IV - VI	ERIFICATIO	N OF ASSESSING OFFICIAL			
I verify that the above described strueffective date of the assessment be	acture was assessed and the	e owner was d that the as	notified onsessed valuations in Section III are corre	ct.	with the	
Signature of Assessing Official			e of assessing official		te (month, day, year)	

	EAS, EXCEPT FOR A RESIDENTIALLY APPROVED BEFORE JULY 1, 2013 - D		TATEMENT OF BENEFITS WAS
YEÁR OF DEDUCTION / ASSESS (1) For deductions allowed over a 1 years	ED VALUE / PERCENTAGE / DEDUCTION	** YEAR OF DEDUCTION / ASSESS	ED VALUE / PERCENTAGE / DEDUCTION
		(8) For deductions allowed over a eig	ht (8) year period:
	% \$	_ 1 20pay 20 \$	100% *% \$
(2) For deductions allowed over a two	(2) year period:	2 20 pay 20 \$ 3 20 pay 20 \$	
1 20 pay 20 \$	% \$%	3 20 pay 20 \$. 4 20 pay 20 \$	
2 20 pay 20 \$	50% *% \$. 5 20pay 20 \$	
(3) For deductions allowed over a thre	e (3) year period:	6 20 pay 20 \$	
1 20pay 20\$		7 20 pay 20 \$	
2 20 pay 20 \$	100% *% \$ 66% *% \$	8 20pay 20\$	13% *% \$
3 20pay 20 \$	33% *% \$	(9) For deductions allowed over a nine	(9) year period:
(4) For deductions allowed over a four	(A) year paried:	1 20 pay 20 \$_	
4 00		2 20pay 20 \$	
1 20pay 20 \$ 2 20 pay 20 \$	100% *% \$	3 20pay 20\$	
2 20pay 20 \$ 3 20pay 20 \$	75% *% \$	4 20pay 20 \$	
4 20 pay 20 \$	50% *% \$	5 20 pay 20 \$	% \$
	25% *% \$	6 20 pay 20 \$	
(5) For deductions allowed over a five	(5) year period:	7 20pay 20 \$	33% * <u>·</u> % \$
1 20 pay 20 \$	100% *% \$	8 20 pay 20 \$	% \$
2 20pay 20\$		9 20pay 20 \$	11% *% \$
3 20pay 20 \$		(10) For deductions allowed over a ten	(10) year period:
4 20pay 20\$	40% ^% \$		
5 20 pay 20 \$	20% *% \$	1 20pay 20 \$ 2 20pay 20 \$	
(6) For deductions allowed over a six (6	N	3 20 pay 20 \$	
	y year penod:	4 20 pay 20 \$	
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4 20 pay 20 \$ 5 20 pay 20 \$		8 20pay 20\$	20% *% \$
6 20 pay 20 \$	34% *% \$ 17% *% \$	9 20pay 20\$	10% *% \$
		10 20 pay 20 \$	% \$
(7) For deductions allowed over a sever	(7) year period:	* The deduction and to	
1 20 pay 20 \$	100% * <u></u> % \$	ine deduction percentages she	own in this section apply to a statement
2 20 pay 20 \$	85% *% \$	deduction schedule adopted by t	y 1, 2013, that did not have an alternative he designating body. All other abatements
3 20 pay 20 \$	71% *% \$	shall use the percentages refle	cted in the abatement schedule adopted
4 20 pay 20 \$	57% *% \$	by the designating body per IC	6-1.1-12.1-17.
5 20 pay 20 \$6 20 pay 20 \$	43% *% \$	** The amount of the deduction sha	all be adjusted annually to reflect changes
6 20 pay 20 \$ 7 20 pay 20 \$	29% *% \$	to the assessed valuation result	ing from a reassessment or an appeal of
	% \$	the assessment per IC 6-1.1-12	.1-4 (b).
SECTION VI - FOR A RESIDEN	ITIALLY DISTRESSED AREA WHERE TO DEDUCTION SCHEDL	HE STATEMENT OF BENEFITS WAS ILE PER IC 6-1.1-12.1-17	S APPROVED BEFORE JULY 1, 2013
TYPE OF DWELLING	DEDUCTION IS TH (IC 6-1.1-12.	E LESSER OF:	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD WHICH INCLUDES
One (1) family dwelling	Assessed value (after rehabilitation or redeve-		YEARS:
☐ Two (2) family dwelling	Assessed value (after rehabilitation or redevel		pay through pay
	factor roughlitation or ledava	opment) \$ or \$106,080 AV	pay through pay
Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevel	opment) \$ or \$156,000 AV	pay through pay
Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevel		pay through pay
Control alimine to taxes due a	nd payable prior to January 1, 2005 were \$3	6,000, \$51,000, \$75,000, and \$96,000 f	or one to four family dwellings respectively.
This application is approved in the	ECTION VII - APPROVAL OF COUNTY A	UDITOR (COMPLETE ONLY IF APP	ROVED)
Signature of County Auditor		e of County Auditor	Data signed (month document
	i ished light	o o obumy nautul	Date signed (month. day, year)

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS State Form 51767 (R2 / 1-07) Prescribed by the Department of Local Government Finance

Orinfrat Document

20 10 PAY 20 11

FORM SB-4 / Real Property

This statement is being completed for real property that qualifies under the following indiana Code (check one box): edevelopment or rehabilitation of real estate improvements (IC 8-1.1-12.1-4) 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 submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim addition.

"Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a Signature of BEFORE adduction.

2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initial the property of the property for which the person wishes to claim adduction.

3. To obtain 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 filled with the county Funtion by the latter shown on the records of the township assessor.

4. Properly owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-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 6-1.1-12.1-5.3(l)]

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

smitshot	O. The schedules effective p	RINEORMATION	AND ACT OF SPECIAL PROPERTY AND ACT.		
CREST I, LLC	·	Company (New York	· "是是"		the state of the s
ddress of texpayer (number and street pin about			(1 04 40 5		
9150 Harrison Park Court Suite A	d ZIP code)		(Lot 12, Perry I	ndustria	Park II)
9150 Harrison Park Court, Suite A;	indianapolis, IN 4621	6 .			
Tom Osterhaus		Telephone number		1=	
TSECTIONS TO THE PROPERTY OF T	Transaction of the same of the	(217) 540 000		E-mail a	
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White characters.			AUGEST-COLORS	A PARTY OF STREET	The same of the sa
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ot 12, Section 2, Perry Industrial Pa	rle II	County .		2008	1-360
property unprovements, reductalance		Boone		DUG- EX	ing district number
10,000 sf office and warehouse but in	an, or renamination (use addition	nal sheets if necessary)		06-02	20
of 12 Section 2 D	ng and related site imp			Estimated	start date (month, day, year)
Decuon Z. Pam industrial a	Onc with	provements to be a			(maili, day, year)
	kli.	provements to be co	onstructed on	03/0	1/2009
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I hereby certify that the representations in this statem	TAXPAYER CERTIFICATION	
inature of authorized representative	nent are true.	A CONTRACTOR OF THE STATE OF THE POST OF T
	Managing Member	Date signed (month, day, year) 10/28/2008
	- 012	

FOR USE 0	OF THE DESIGNATING BODY	
Wa have reviewed are price and		
. We have reviewed our prior actions relating to the designation of this adopted in the resolution previously approved by this body. Sald re-	R Foonomin Davids Innition Amount 5-1	
accepted in the resolution previously approved by this body. Said re-	solution, nacced unday to 6 4 4 40 4	nat the applicant meets the general standards
adopted in the resolution previously approved by this body. Sald re-	2011-12-1 pro	ovides for the following limitations:
A. The designated area has been limited to a period of time not expires is		
		s " (see below). The date this designation
B. The type of deduction that to stand in the		(**
The type of deduction that is allowed in the designated area in Redevelopment or rehabilitation of real estate improvement Residentially distributed area.	s limited to:	
2. Residentially distressed areas:	rts ☑ Yes ☐ No	
3. Occupancy of a vacant building	.□ Yes ☑ No	
	☐Yes ☑ No	
C. The amount of the deduction applicable is limited to \$ 0.00		
D. Other imitations or conditions (specify) none		
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E. The deduction is allowed for	Telephone number (317) 769-6557 Designated body	Data signed (month, day, year)
E. The deduction is allowed for	Telephone number (317) 769-6557 Designated body Town Council of Whitester	Date signed (month, day, year)
E. The deduction is allowed for	Telephone number (317) 769-6557 Designated body Town Council of Whitesto	Date signed (month, day, year)
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E. The deduction is allowed for	Telephone number (317) 769-6557 Designated body Town Council of Whitestors of the committee of the council of	Date signed (month, day, year) - - - - - - - Date signed (month, day, year) - - - - - - Date signed (month, day, year) - - - - - Date signed (month, day, year)
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E. The deduction is allowed for	Telephone number (317) 769-6557 Designated body TOWN Council of Whitestors and economic revitalization area, it does a IC 6-1-12-12-1-4. xceed five (5) years.	Date signed (month, day, year) - - - - - Down Own not limit the length of time a texpayer is

RESOLUTION NO. 2008-36

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

CREST 1, LLC (Lot 12, Sec. 2, Perry Industrial Park II)

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Ind. Code § 6-1.1-12.1 (the "Act") and Resolution Nos. 2005-02 and 2005-04, 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, S.R. 267 and I-65, partly in Penry 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 CREST I, LLC ("CREST I") of a proposed revitalization program (the "Project") on a site within the ERA #1 consisting of approximately 1.184 acres, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Site"), and which will be commonly known as Lot 12, Section 2, Perry Industrial Park II: and

WHEREAS, the Project consists of certain real property development on the Site and CREST I anticipates increases in the assessed value of its real property and personal property by increases; and

WHEREAS, the Town Council has received an Application for Tax Abatement and accompanying Statements of Benefits in the form attached hereto as <u>Exhibit B</u> and incorporated herein by reference (the "Abatement Application"); and

WHEREAS, the 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 real property tax deductions for the Project pursuant to Ind. Code § 6-1.1-12.1:

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

ï :.:

- 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 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;
 - d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment; and
 - e. the totality of benefits is sufficient to justify the deductions.
- 3. As an inducement for CREST I to invest in the Site, the Abatement Application is hereby approved effective upon adoption of this Resolution and subject to CREST I meeting the following conditions:
 - a. As more particularly described in the Memorandum of Understanding for Tax Abatement between CREST I and the Town and included with the Abatement Application (the "MOU"), CREST I shall pay to the Town the Initial Application Fee, the Final Application Fee (each as defined in the MOU) and any other amounts required pursuant to the MOU and within the timestrames required under the MOU;
 - b. CREST I shall annually file with the Town Council the required Forms CF-1/RB demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the Statements of Benefits (Form SB-1/RB) as presented to and approved by the Town Council; and
 - .c. CREST I shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Project.
- 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 CREST I to deductions for real property taxes for the Project as provided in Ind. Code § 6-1.1-12.1-4 for a period of ten (10) years. 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 CREST I form SB-1/RP.

ADOPTED this 11 day of No	18 em bec . 2008.
	Jusen July
•	Jason Tribby President
•	Susan Austin, Council Member
•	Darm browke
•	Dawn Semmler, Council Member
•	Kevin Russell, Council Member
	Kyle West, Council Member

ATTEST: Debra Zachelmeyer, Clerk-Tressurer

L-276976-0

RESOLUTION NO. 2015-14-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA WAIVING CERTAIN NONCOMPLIANCE UNDER IND. CODE § 6-1.1-12.1-9.5

CREST 1, LLC (Lat 12, Sec. 2, Perry Industrial Park II)

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Ind. Code § 6-1.1-12.1 (the "Act") and Resolution Nos. 2005-02 and 2005-04, 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, S.R. 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, pursuant to the Act and Resolution No. 2008-36, approved Crest I, LLC's request deductions associated with a proposed revitalization program (the "Project") on a site within the ERA #1 consisting of approximately 1.184 acres, commonly known as Lot 12, Section 2, Perry Industrial Park II, for a period of ten (10) years as provided in Ind. Code § 6-1.1-12.1-4, with the first such year of abstement to commence on the assessment date immediately following the completion of the improvements described by Crest I, LLC in its Form SB-1/RP; and

WHEREAS, Crest I, LLC has since completed the improvements described in the Form SB-1/RP, and the first year of abatement pursuant to Resolution No. 2008-36 was tax year 2014, pay 2015; and

WHEREAS, Crest I, LLC received a Form 11 dated July 15, 2014, but inadvertently failed to file the responsive documents required by the Act and subsequently became aware of the error and contacted the Town; and

WHEREAS, Ind. Code. § 6-1.1-12.1-9.5 provides discretion to the Town Council, as the designating body, to waive noncompliance with a filing deadline if the taxpayer otherwise qualifies for the deduction and the document is filed or the clerical error is corrected before the Town Council's Resolution is adopted; and

WHEREAS, Crest I, LLC, other than noncompliance with the filing deadline, otherwise qualifies for the deduction described in Resolution No. 2008-36 and filed its Form 322/RE on April 13, 2015, along with the associated confirming resolution, statement of benefits, Form 11, and Form CF-1/Real Property; and

WHEREAS, the Town Council desires to waive Crest I, LLC's noncompliance with the filing deadline described herein pursuant to Ind. Code § 6-1.1-12.1-9.5 and to allow Crest I, LLC to obtain the first year deduction for the Project on its 2014, payable 2015 taxes.

NOW, THEREFORE, HE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, 88 follows:

- Crest I, LLC's noncompliance with the filing deadline described herein is waived pursuant to ind. Code § 6-1.1-12.1-9.5, and Crest I, LLC shall obtain the first year deduction for the Project on its 2014, payable 2015 taxes pursuant to Resolution No. 2008-36.
 - This Resolution shall take effect upon its adoption.

ADOPTED this 14th day of April, 2015.

Lis Maller Middle Middle Comment of the Comment of

Down James W.

ATTEN

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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 11th, 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 Exeter 4881 S. Perry Worth, LP (Parcel 018-05460-06)

Dear Natalie,

On behalf of Exeter 4881 S. Perry Worth, LP, 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, 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, Exeter 4881 S. Perry Worth, LP 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
- 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

TATE OF THE STATE OF THE STATE

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

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).

PRIVACY NOTICE

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

SECTION 1		TAXPAYER INF	ORMATION			
Name of taxpayer		IAAFAILINI	ORWATION		County	
Exeter 4881 S Perry Wor	th, LP				Boone	
Address of taxpayer (number and street, city, state, and ZIP code)			DLGF taxing dis	trict number		
Five Radnor Corporate C	enter, 100	Matsonford Rd., Ste.	250, Radno	, PA 19087		
Name of contact person					Telephone numb	
Riley Dunbar					(609) 5	519-8102
SECTION 2		LOCATION AND DESCRIP				
Name of designating body	C \ A //- ' (-	- (Resolution number			date (month, day, year)
Town Council of the Town of Whitestown, Indiana 2017-23, ERA #2, 2009-26, 2005-01, 2006-03			Septembe	<u> </u>		
Location of property 4881 S. Perry Worth Roa	ıd, Whitest	own, IN 46075			Actual start date	(month, day, year)
Description of real property improvement		.l., 054 000 for			-	letion date (month, day, year)
(Parcel 018-05460-06) Ap	•	•			June, 201	
distribution facility, and as	ssociated p	parking area and site i	improvement	S.	Actual completion	on date (month, day, year)
		EMPLOYEES AN	D OAL ARIES			
SECTION 3	EMPL OVER	EMPLOYEES AN	D SALARIES	4.0 EQTIMA	TED ON OD 4	ACTUAL
Current number of employees	EMPLOYEE	S AND SALARIES		0 AS ESTIMA	TED ON SB-1	ACTUAL
Salaries				0		
Number of employees retained				0		
Salaries				0		
Number of additional employees				50		85
Salaries				1,500,000	5,409,992	
SECTION 4		COST AND	VALUES			
COST AND VALUES			REAL ESTA	TE IMPROVEME	NTS	
AS ESTIMATED ON SB-1		COST			ASSESSE	ED VALUE
Values before project						
Plus: Values of proposed project						
Less: Values of any property being						
Net values upon completion of proj	ject	10,586,500				
ACTUAL		COST			ASSESSE	ED VALUE
Values before project				16 207 000	(Total Tax Yea	r 2022)
Plus: Values of proposed project Less: Values of any property being	roplaced			10,307,000	(TOTAL TAX TEAL	1 2023)
Net values upon completion of proj		6,277,000		16 307 000	(Total Tax Yea	r 2023)
SECTION 5		NVERTED AND OTHER BENE	FITS PROMISED			2020)
		AND OTHER BENEFITS		_	ED ON SB-1	ACTUAL
Amount of solid waste converted						1101011
Amount of hazardous waste conve	erted					
Other benefits:						
SECTION 6		TAXPAYER CER	RTIFICATION			
	l he	reby certify that the representa	tions in this staten	nent are true.		
Signature of authorized representative	Riley Du	little		Tax Analys		month, day, year) 2023-05-04
	—CE70CB55628E	4DC			·	

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

We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized warehou		Data signed (month day (con)
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 propertime has been set aside for the purpose of considering compliance. (Heari		
Time of hearing AM Date of hearing (month, day, year) Location o	f 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		

FORM 11

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

BOONE COUNTY ASSESSOR 115 COURTHOUSE SQUARE, LEBANON IN 46052

EXETER 4881 S PERRY WORTH LP 5 RADNOR CORPORATE CENTER 100 MATSONFORD RD, SUITE 250 RADNOR PA 19087

Legal Description	Parcel or Identification Number
PT SE SE 26-18-1E 16.59A	018-05460-06
Property Address (number and street, city, state, and ZIP code) 4881 PERRY WORTH RD, WHITESTOWN IN 46075	

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

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

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: https://forms.in.gov/Download.aspx?id=6979. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer 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	\$745,100		\$745,400	
STRUCTURES/ IMPROVEMENTS *	\$15,086,900	STRUCTURES/ IMPROVEMENTS *	\$15,561,600	
TOTAL	\$15,832,000	TOTAL	\$16,307,000	

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/dlgf. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

BOONE COUNTY	Township WORTH	Date of Notice (mgnth, day, year) 4/28/23
Assessing Official JENNIFER S. LASLEY		Telephone Number (765) 482-0140
Address (number and street, city, state, and ZIF	code)	
115 COURTHOUSE SQUARE. L	EBANON IN 46052	



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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



20 17 PAY 20 18 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 (charge 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:

- STRUCTIONS:

 This statement must be submitted to the body designating the Economic Revitalization Area provided 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.
- 4. 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	RINFORMAT	ION	10.02		
Name of taxpayer							
Browning/Duke L							
	and street, city, state, and ZIP cet, Suite 100, Indiana						
Name of contact person			Telephone n			E-mail address	
Megan Basore		3	(317)	308-6815		megan.bas	ore@dukerealty.com
SECTION 2	LO	CATION AND DESCRIP	TION OF PR	OPOSED PROJE	ECT		
Name of designating body	A.II. '.(1					Resolution num	
Town Council of V	vnitestown			TOTAL TO		terminale at rose and those	x #2, 2009-26-01, 2006-03
	Road, Whitestown,	INI 46075	Boone			DLGF taxing di	strict number
	nprovements, redevelopment, or			necand		F-6	1-1-7
Approximately 251,080 S	SF office, warehouse, distrib	ution facility and associat	ted parking a	rea and site impr	ovements.	09/2017	date (month, day, year)
						Estimated comp 06/2018	eletion date (month, day, year)
SECTION 3	ESTIMATE OF E	MPLOYEES AND SALA	ARIES AS RE	SULT OF PROP	OSED PRO	DJECT	
Current number	Salaries	Number retained	Salaries		Number add	litional	Salaries
0.00	\$0.00	0.00	\$0.00	THE RESIDENCE OF THE PARTY OF T	50.00		\$1,500,000.00
SECTION 4	ESTIN	IATED TOTAL COST A	ND VALUE C	F PROPOSED P	ROJECT		
					ESTATE II	MPROVEMEN	the state of the s
		PROPERTY AND		COST		ASS	ESSED VALUE
Current values	of managed music at			<u> </u>			
Plus estimated values of Less values of any prop				-			
	pon completion of project			10	586,500.00		
SECTION 5		DIVERTED AND OTHE	R BENEEITS			AVER	
Estimated solid waste of	converted (pounds)		Estimate	d hazardous was	te converte	ed (pounds)	
Other benefits						EURES AND DESCRIPTION OF THE PROPERTY OF THE P	
81							
SECTION 6		TAXPAYER C	EDTIFICATI	ON	M. F. J. K. S.		
CONTRACTOR OF THE PARTY OF THE	he representations in this	THE RESERVE OF THE PARTY OF THE	EKTIFICATI	ON			
Signature of authorized repres	sentative /					Date signed (m	onth, day, year)
11/1/////	M					6/12/18	
Printed name of authorized re	presentative			Title			
Megan Basore				Sr. Property	/ Manag	er	

		Europe Marin Mark	FOR USE OF THE D	DESIGNATING	BODY	militari sa mangan katalan dan katalan da		
We fi	nd that the applicant meets the IC 6-1.1-12.1, provides for the	e general standard ne following limitati	ds in the resolution ado ons:	pted or to be a	dopted by this body. Said	resolution, passed or to be passed		
A.	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							
В.	B. The type of deduction that is allowed in the designated area is limited to: 1. Redevelopment or rehabilitation of real estate improvements							
C.	The amount of the deduction	n applicable is limit	ed to \$	·				
D.	Other limitations or condition	ns (specify)			A			
E.	Number of years allowed:	☐ Year 1 ☐ Year 6	☐ Year 2 ☐ Year 7	☐ Year 3 ☐ Year 8	☐ Year 4 ☐ Year 9	☐ Year 5 (* see below) ☐ Year 10		
We ha	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 designati	ng body)	Telephone num	ber	Date signed (month, day, year)		
Printed na	ame of authorized member of desi	ignating body		Name of design	eating body			
Attested b	y (signature and title of attester)			Printed name o	f attester			
taxpay A.	* 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.)							
Abater Sec. 1	n 4 or 4.5 of this chapter an al (1) The total ar (2) The numbe (3) The averag (4) The infrastr (b) This subsection applie for each deduction allo the deduction. An aba	batement schedule mount of the taxpa or of new full-time ele wage of the new ructure requirement sto a statement of bywed under this chatement schedule new proved for a personal taxport.	e based on the following yer's investment in real equivalent jobs created. employees compared ts for the taxpayer's inver- f benefits approved after apter. An abatement so may not exceed ten (10 particular taxpayer before	g factors: I and personal to the state mi vestment. er June 30, 201 chedule must s) years. ire July 1, 2013	property. nimum wage. I3. A designating body sh specify the percentage am	all establish an abatement schedule tount of the deduction for each year of a abatement schedule expires under		

RESOLUTION NO. 2015-03

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

DUKE BROWNING, 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 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 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 Duke Browning, LLC ("Duke Browning") of the proposed construction of a spec building in the approximate size of 242,085 square feet (the "Project") to be located at 4545 Perry Worth Road, AllPoints Anson, in the Town (the "Site"), all as more particularly described in the Abatement Application of Duke Browning which is attached hereto as Exhibit A and incorporated herein by reference (the "Application"); and

WHEREAS, Duke Browning 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 Duke Browning its Application which includes its Statements of Benefits; and

WHEREAS, the Whitestown Redevelopment Commission has adopted its Resolution No. 2015-01 approving the 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 Boone County Commissioners (the "Commissioners") and the Commissioners have adopted or will adopt a resolution approving the Application (the "Commissioners' Resolution"); 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 Duke Browning to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and adoption by the Commissioners of the Commissioners' Resolution, and subject to Duke Browning meeting the following conditions:
 - a. Duke Browning 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 annually attend a meeting of the RDC to discuss such Form CF-1/Real Property; and
 - b. Duke Browning 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 Duke Browning 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:

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



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.

ATTEST:

Amanda Andrews, Clerk-Treasurer

EXHIBIT A

Tax Abatement Application

ORIGINAL

2717477_1

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: Ms. Amanda Andrews, Clerk-Treasurer

6320 South Cozy Lane Whitestown, Indiana 46075

Ph: (317)769-6557 Fax: (317)769-6871

E-Mail: aandrews@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 Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

Fees

A \$1,000 non-refundable application fee is required when making an application for personal property tax abatement and is payable to the "Town of Whitestown" at the time of submission of the application (the "Initial Application Fee"). All applicants are further required to pay the costs incurred by the Town in its consideration of the application, after taking into account the Initial Application Fee, whether or not the application is approved (such costs may include, but are not limited to, legal, financial, publication and other related charges) (the "Application Review Fee"), which Application Review Fee shall be payable within fourteen (14) days of the applicant's receipt of an invoice from the Town for such costs whether or not the application is approved. In the event the application is approved, the applicant shall be required to pay the dollar amount calculated in accordance with the following schedule, within seven (7) days of the Whitestown Town Council's resolution finally approving the application (the "Final Application Fee"):





- \$200.00 if the value of the real estate improvements is less than \$100,000.00;
- \$800.00 if the value of the real estate improvements is \$100,000.00 or more, but less than \$250,000.00;
- \$1,200.00 if the value of the real estate improvements is \$250,000.00 or more, but less than \$500,000.00;
- \$1,600.00 if the value of the real estate improvements is \$500,000.00 or more, but less than \$750,000.00;
- \$2,000.00 if the value of the real estate improvements is \$750,000.00 or more, but less than \$1,000,000.00;
- \$5,000.00 if the value of the real estate improvements is \$1,000,000.00 or more, but less than \$2,500,000.00;
- \$10,000.00 if the value of the real estate improvements is \$2,500,000.00 or more, but less than \$5,000,000.00;
- \$15,000.00 if the value of the real estate improvements is \$5,000,000.00 or more, but less than \$7,500,000.00;
- \$20,000.00 if the value of the real estate improvements is \$7,500,000.00 or more, but less than \$10,000,000.00;
- \$25,000.00 if the value of the real estate improvements is \$10,000,000.00 or more, but less than \$12,500,000.00
- \$30,000.00 if the value of the real estate improvements is \$12,500,000.00 or more, but less than \$15,000,000.00
- \$35,000.00 if the value of the real estate improvements is \$15,000,000.00 or more, but less than \$17,500,000.00
- \$40,000.00 if the value of the real estate improvements is \$17,500,000.00 or more, but less than \$20,000,000.00
- \$2.00 per \$1,000.00 if the value of the real estate improvements is more than \$20,000,000.00, up to a maximum fee of \$100,000.00

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:

Whitestown Redevelopment Commission Attn: Mr. Eric Miller, President

PO Box 325

Whitestown, Indiana 46075

Ph: (317)769-6557

E-Mail: emiller@whitestown.in.gov



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



1. Name of the requested:	company for which personal property tax abatement is being Duke Browning, LLC
2. State the name representative who m	e, title, address, telephone number and e-mail address of a company ay be contacted concerning this application:
Name and Title:	Matt Anderson Sr. Property Manager
Address:	600 E. 96th St. #100 Indianapolis IN 46240
Telephone:	317-808-6744
E-Mail Address:	matthew,anderson@dukerealty.com
representative respon which will be used be terms of the abateme	e, title, address, telephone number and e-mail address of a company sible for filing the required annual compliance forms (Form CF-1) by the Town to determine if your company is compliant with the nt application, including Form SB-1, and whether the abatement will nated (the contact should be made aware of the compliance form's
Name and Title:	Matt Anderson
Address:	600 E. 96th St. #100 Indianapolis IN 46240
Telephone:	317-808-6744
E-Mail Address:	matthew.anderson@dukerealty.com
4. Location of p	roperty for which personal property tax abatement is being sought:
a) Street Addres Whitestown I	s: <u>+/- 14.29 acres of the parcel listed as 4545 Perry Worth Road</u> N 46075
b) Tax Parcel N	umber(s): 018-05460-00 Parcel will be split
Attach a legal descrip	otion and area map of the proposed project location.
5. What is the a	mount 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:





\$63,093 for +/- 14,29 acres of parcel

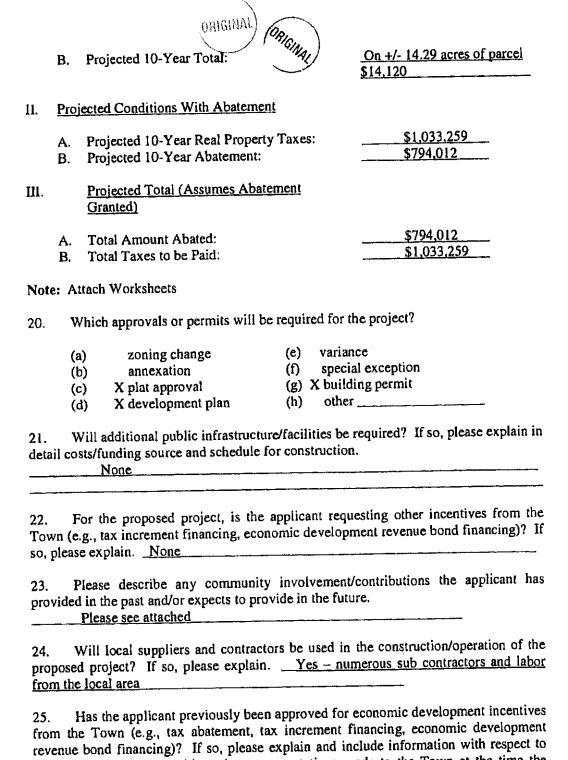
6. White Counc	Has this project or tax abatement request been discussed with the President of the estown Redevelopment Commission and/or President of the Whitestown Town cil?YesXNo
7. develond how l	Does your company currently conduct manufacturing operations, research and opment, distribution and/or information technology research at this location? If so, ong has your company been at this location? _No
8. locati	Does your business have other operations in Indiana? If so, please list the on of the other operations. No
9.	What is the size of the facility to be improved or constructed? Approximately 242,085 Sq. Ft.
10.	On a separate page, briefly describe the nature of the business of your company. N/A
11. const	On a separate page, briefly describe the proposed real estate improvements to be ructed by your company at the project location.
12. State grant	Have the proposed real estate improvements been constructed (Please note that statute requires applicants to delay construction until after abatement has been ed)?
	Yes <u>X</u> No
13.	What is the anticipated date for construction to begin?04/01/2015
14.	What is the anticipated date for project completion?11/30/2015
15. chang	If a facility is being improved, does the proposed improvement to the facility ge the function of the current facility? N/A
	YesNo
a) If yes, please describe the any new functions to be performed at the improved facility:





b)	What is the estimate property tax \$6,052,125	ed value of the real abatement	property in	mprovement fo being	or which real requested?
16. which	Complete the followitax abatement is being		mpany that	will occupy the	property for
a)	Number of current fu average hourly wage	Il time permanent ho rate excluding benef	urly employ its and overt	ees by skill lev ime)	el (include
	Skilled	Average hourly was	ge rate for sl	cilled positions	
	Semi-skilled	_Average hourly was	ge rate for se	emi-skilled posi	itions
	Clerical	Average hourly was	ge rate for c	erical positions	S
	Salaried	Average salary (per	hour) for sa	laried position	s
	TOTAL NUMBER O	OF EXISTING EMPI		ermanent and fu	ull-time)
b)	Number of current pa hourly wage rate excl			il level (include	e average
	Skilled	Average hourly wa	ge rate for sl	killed positions	
	Semi-skilled	_Average hourly wa	ge rate for so	emi-skilled pos	itions
	Clerical	Average hourly wa	ge rate for c	lerical positions	s
	TOTAL NUMBER (OF EXISTING EMPI	LOYEES (pa -	art-time)	
c)	Approximate value o (e.g. benefits are valued to the benefit as the p	ied at an additional \$	3.00 per hou	nployees on a part of the life	per hour basis Incertain as
d)	Summary of benefits benefits as the project		employees	. <u>Uncertain</u>	as to the
e)	Number of created fu average hourly wage				vel (include
	Chillad	A versue hourly wa	ge rate for s	killed positions	į

	Semi-skilled	Average hourly wage rate for semi-skilled positions					
	Clerical	Average hourly wage rate for clerical positions					
	Salaried	Average salary (per hour) for salaried positions					
		OF NEW EMPLOYEES (permanent and full-time) ty-five (25) full time employees ect is a spec building					
f)	Number of created p hourly wage rate exc	art-time hourly employees by skill level (include average luding benefits and overtime)					
	Skilled	Average hourly wage rate for skilled positions					
	Semi-skilled	_Average hourly wage rate for semi-skilled positions					
	Clerical	Average hourly wage rate for clerical positions					
	Salaried	Average salary (per hour) for salaried positions					
		TOTAL NUMBER OF NEW EMPLOYEES (part-time) <u>Uncertain as to the number of part-time employees as the project is a spec</u> <u>building</u>					
g	Estimated to be \$750	lar amount to be spent on new salaries? 0,000 ect is a spec building					
	Provide schedule for Uncertain as to emp	when new employee positions are expected to be filled. oyee schedule as the project is a spec building					
17. busin jobs,	ess will be if the propo	please give a detailed description of what the impact on your osed real property improvement is not constructed (e.g. loss of loss of production, change in location, etc.).					
18.	What is the term of	he tax abatement requested (maximum 10 years). 10 years					
	Complete the follow bated and include on ided below:	ving schedule concerning the proposed real property taxes to a separate page the worksheets for calculating the figures					
1.	Projected Current Cor	ditions Without Abatement					
	A. Current Annual I	Real Property Taxes: On +/- 14.29 acres of parcel \$1,412					



applicant's compliance with project representations made to the Town at the time the

incentives were approved.

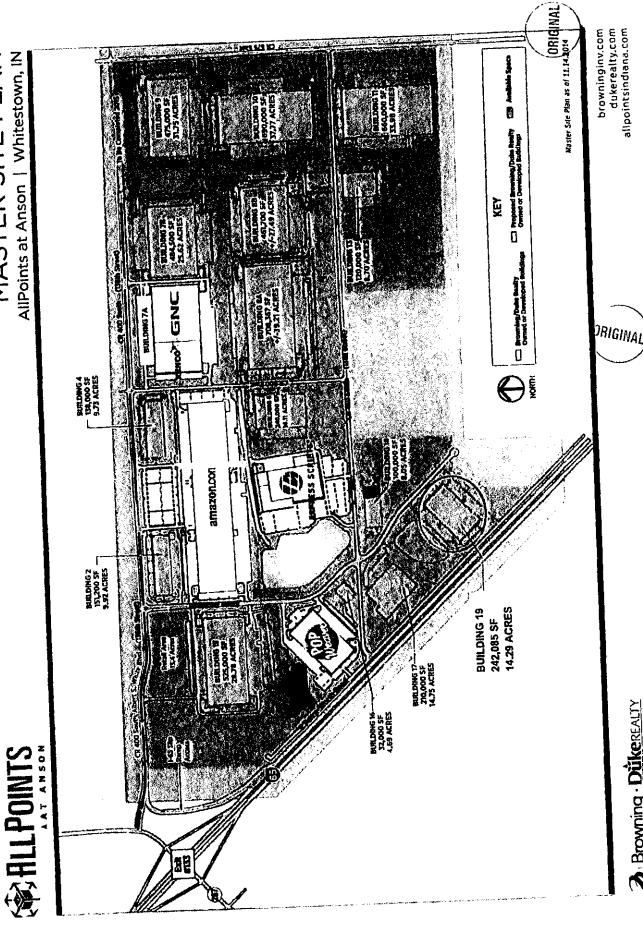
Yes. AllPo	ints at Anso	on 1 (A	mazon + e	<u>xpansion),</u>	AllPoints at A	Anson 7A, Bu	uilding
	Weaver).				Solutions	received	Tax
Abatement	<u>,</u>						
							
26. Is the ap	plicant cur	rent on	all of its	payment o	obligations to	the Town a	na uie
County (e.g., pr	operty taxe	s, utilit	y (gas, wa	iter, sewer,	electric) fee	s (such as ca	apacity
fees, monthly Yes	services	charge	s), guara	nties on	any debt	obligations,	e(c.) /
			<u>,</u>				<u> </u>
27. Does the	proposed	project	take adva	ntage of a	ny "green" te	chnology to	reduce
adverse environ	mental impa	act? If	so, please e	explain.	_		
Yes -	project	will f	ollow ne	w energy	codes and	l use susta	<u>ainable</u>
materials.		<u> </u>	_				
THE CONTROL OF							
CHECKLIST O	F ATTACE	IMENT	S:			182	
					((E) /	
Enclosed	Initia	ıl Appli	cation Fee	(\$1,000)		`\ * / 10	RIGINA
See attached				ım of Unde	erstanding	(- 14 G43 7 99-41
See attached	Com	pleted I	Form SB-1.	/RP		`	``
Being prepared			iption of P				
See attached	Area	Map of	f Project Si	ite			
N/A	Desc	ription	of Busines	s at Site			
See attached	Desc	ription	of Improve	ements to S	lite		
N/A I	Description	of Impa	ct on Busi	ness if Imp	rovements no	t Constructed	i
See attached				nent Calcu			

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/PP. I also acknowledge that failure to provide sugh information may result in a loss of tax abatement deductions. Owner or Authorized Representative Title Date STATE OF INDIANA COUNTY OF HAMILTON Before me, the undersigned Notary Public, this 14th day of DECEMBER 2011, personally appeared MATTHEN M. ANDERSON 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 MARION My commission expires: 8/4/2021

MASTER SITE PLAN

AllPoints at Anson | Whitestown, IN



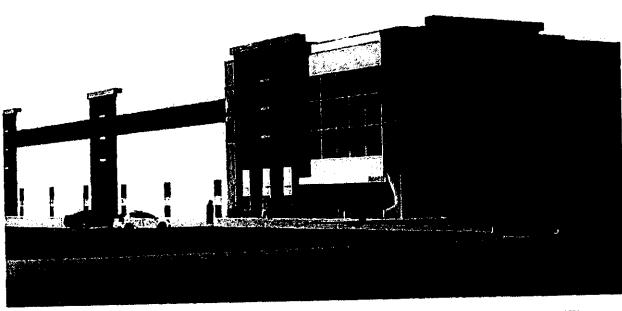
Browning · DükeREALTY

browninginv.com dukerealty.com allpointsindiana.com



ALLPOINTS AT ANSON BLDG 19

Anson Blvd., Whitestown, IN 46075



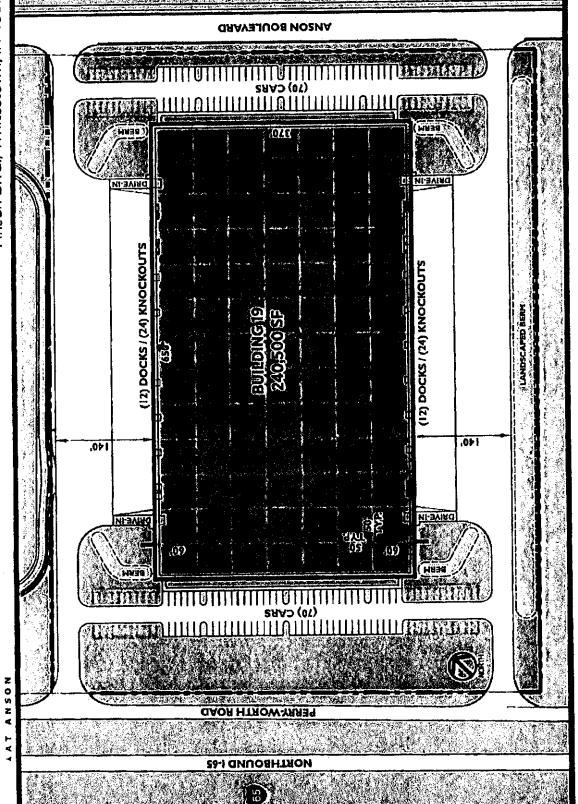
- Proposed 240,500-square foot warehouse facility
- 32 clear height
- 24 9' x 10' dock doors and 48 knockouts
- 6' x 8' 40,000 lb. levelers
- 12' x 14' drive-in doors with pipe bollards at each ramp
- 50' x 50' interior bays; 60' staging bays
- 70 car parking spaces (expandable)
- Energy efficient T-5 lighting fixtures at 30 FC over an open plan
- Precast concrete panels with a smooth painted finish, R-12
- 140' deep truck court
- 7" concrete slab
- 1-65 visibility
- Dedicated CIRTA public bus routes planned for park; operational by Thanksgiving 2014

DUKE REALTY 600 East 96th Street Suite 100 Indianapolis, IN 46240 317.808.6000 dukerealty.com

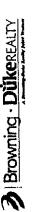
BROWNING 6100 West 96th Street Suite 250 Indianapolis, IN 46278 317,344 7300 browninginv.com

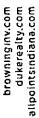


多HLL POINTS



SOUTHBOUND I-65





(081GINAL

learn and connect...

... a great place to live,

after those who premionally renderl the Land. This is a place to live, work, play and shop, all within carefully neighborhoods celebrare indiana's maditions, both in the architecture chosen and in naming the soveres Anson provides small-town comfort with fenures and conveniences that sait today's lifestyles. Anson's standed proximity. Education is a critical component an developing the quality of a community? life. Anson and the surrounding uses offer a wealth of learning resources and opportunities. The Neighborhoods at Anson are served by the award-winning Zionswile school system, widely recognized as one of indiam's finest school districts. is addition, the community is within 90 minutes of most of Indians's state universities and numerous private colleges.

indiana's recreational opportunities, and the abundance of cultural and prafessional sports attractions that people together and providing a quart nappire from a busy world. Anson invites you to wander through miles to breathe in a network of spaceous parks and convenient common spaces, created to ensure sistainability. Kisk will find rooms to run and play sports, just a short walk from home. You're just mitoure from Central Anson has a deep undersanding of the importance of open spaces, and the role they play both an brouging of merconnected waiking and bising trails that wind beautifully through the districts, You'll find morn nate it such an extring place to live and play. Connect

From the comfort of your home or workplace, you're in couch with the world, thanks to the connectivity engonecral into Ansan in ways that no existing rown or city could manage. Ansan's relecommunications master plan underlies a fiber optic network delivering Internet, television, and arkephone service to the despreep of residents and businesses, as well as WiFi hotspors throughout the community.

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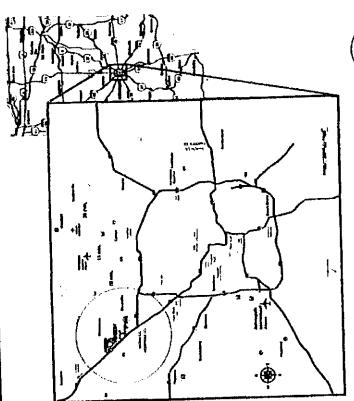
1

Anson is named for Boone County native son Anson Milks, who was born in 1834 and grew up in nearby Thornwen, An accomplished surveyor, builder, cont engineer. Union Army officer, awentor, diplomin, and suchoe, Anson was a remissioner American who, sunong many other accomplishments, laid out the plan of El Pazo, Teass, and even manned the cny

ar honoring his memory by paying paracular amention to water environmental issues on site (e.g. chainseling Asson ake personsity planned and funded a new clean water system for Thornsown. It is fining that we toom water through wetlands and vegetated swales rather than sewers).

Milts deed in 1924 and was laid to rest with malatary honors in Arlington National Cemetery. His life and egacy make him a most appropriate numerake for our new community.

At the crossroads of America's future and Indiana's heritage...











AIIPoints at Anson Building 19 Tax Projection 10 year Projected Abatement Schedule

Tarking District Parcel Number	Worth Township 016-05460-00						į					
Original Building Expansion Total Building Square lootage	242.085	(F3 33	Total Buidong Square Footage Leased Square Footage Leased Tenant's % Share Leased Tenant's Lease Commonoment	are Footage olage 4. Share sase Commono.	numurt Turant	242,085 242,085 100,00%	<u> </u>	Est, industral Blog, Assassment (1) Est, industrial Land Assassment (2) 2015 Pay 2016 Assassment Percentage	fg. Assessment od Assessment ssessment Per	(2) (2) crentage	\$25.00 per sq. it \$49,900 per acre 100% complete	per sq. tool per acre complete
Acresge		,					,					
	2015	2016	2017	20.00	9102	2020	2021	2022 Pay 2023	2023 Pay 2024	2024 Pay 2025	2025 Pay 2026	2026 Pay 2027
DESCRIPTION	Pay 2016	Pay 2017	rey 2010	- AV 2013								
IMPROVEMENT ASSESSMENT	0	6,052,125	6,052,125	6,052,125	6,052,125	£.052,125	6,052,125	E,052,125	6,052,125	6,052,125	6,052,125 5%	6.052,125 0%
ABATED %	Š	100% 201090 A	95% 5.749.519	4.041,700	65% 3,933,881	3.026.063	2,420,850	1,815,638	1,210,425	605,213	302,505	
ABATED AMOUNT					TO GIV	14.40.21	713.071	713.077	113.071	713,071	173,071	713.071
LAND ASSESSMENT (2)	55 140	713,071 6,052,125	6,052,125	6.052,125	6,052,125	6.052,125	6.052.125	6,052,125	6.052,125	6,052,125	6,052,125	6,052,125
BUILDING ASSESSMENT (1)					,	,	200 200	£ 764 106	6.765.196	5,755,196	6,765,196	6,765,196
TOTAL GROSS ASSESSMENT	55,140 c	6,765,196	6,765,196	(4,841,700)	(1,933,981)	(3,025,063)	(2,420.850)	1,815,630)	(1,210,425)	(605,213)	(302,606)	٥
TOTAL ABATEMENT	20.30	120 61	1 015 677	1.923.496	2,831,315	3,739,134	4,344,346	4,949,559	5,554,771	6,159,984	6,462,590	6,765,196
NET ASSESSMENT	25.00											
TAX CALCULATION.												
	55.140	113,077	1,015,577	1,923,496	2,831,315	3,739,134	4,344,346	4,949,559	5,554,771	6,159,984	6,482,590	6,765,196
MEAL ESTATE VALUE (MET)	0	•	ø	-	0	200	346 346 4	955	5.554.773	£159,984	6,452,590	6,765,195
5	55,140	713,071	1,015,677	1,923,496	0.026589	0.026965	0.027134	0.027405	0.027679	0.027956	0 028235	0 026518
	5	907 073	255 AB2	\$50.658	\$75.310	5100.451	5117,877	\$135,642	\$153,750	5172,207	\$182.473	\$192.927
TAX LIABILITY BEFORE CAP ADJ. [A]	Envis					1	732 800 10	e e e E 200	C187 253	25 B	5191017	126,5618
MAX NET TAX LIABILITY PER 3.00% CAP (4) (B)	\$1,409	\$174,654	\$176,401	\$178,165	3.75	3151,/40	Sales Sales					
SHARE SET TAY JAME ITY (LANGE OF (A) Or (B)	E09'15	\$18,408	125,48A	\$50,656	\$78,310	\$100,451	5117.677	1135,642	\$150,750	S172,207	5162,47.	125,527
	5.3	80.08	11.02	50.21	16.03	50.41	57.05	50.56	20 54	17.03	27.03	8
PER SCOARE TOO.												
Answerige Savinos		\$156.245	£149,917	\$127.509	\$104 637	582,785	\$65 686	549,757	53.553 53.553	\$16 919	X3 544	B

Total Savings

5794,013

ASSUMPTIONS:
(1) - ASSESSMENT IS STRANTED
(2) - ASSESSMENT IS STRANTED
(3) - ASSESSMENT IS STRANTED
(3) - ASSESSMENT IS STRANTED
(4) - PER THE TAX BALTE INCREASES IN, PER YEAR
(4) PER THE CHICUIT BREAMER LEGISLATION ONCE THE FAX RATE EXCEEDS THE CAP OF 1300M, THE NET TAX LABBLITY WILL BE CAPPED AT 3 00% OF THE GROSS ASSESSED VALUE
(4) PER THE CHICUIT BREAMER LEGISLATION ONCE THE FAX RATE EXCEEDS THE CAP OF 1300M, THE NET TAX LABBLITY WILL BE CAPPED AT 3 00% OF THE GROSS ASSESSED VALUE

\$794,013

ORIGINAL

This is an estimate for informational purposes only. Building owner is not responsible for any errors or omnissions. Real assate assassment and ian rates are subject to change.

BY STREET, STR



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 11th, 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 Exeter 5750 Commerce, LP (Parcel 020-02130-00)

Dear Natalie,

On behalf of Exeter 5750 Commerce, LP, 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, 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, Exeter 5750 Commerce, LP 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
- 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

STATE OF THE PARTY OF THE PARTY

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

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).

PRIVACY NOTICE

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

SECTION 1	TAXPAY	ER INFORMATIO	ON			
Name of taxpayer					County	
Exeter 5750 Commerce, LP					Boone	
Address of taxpayer (number and street, city, state, ar	,			I .	DLGF taxing dis	trict number
Five Radnor Corporate Center, 1	00 Matsonford Rd.	, Ste. 250, R	adnor, PA		020	
Name of contact person					Telephone numb	
Riley Dunbar					(609) 5	519-8102
SECTION 2	LOCATION AND DE					
Name of designating body			n number	I .		date (month, day, year)
Whitestown Town Council		2018-	-13		May, 2018	
Location of property	IN 46075 Lot 1			I .	July 31, 2	(month, day, year)
5750 Commerce Dr., Whitestown Description of real property improvements	, IIN 40073 - LOUT				•	UTO letion date <i>(month, day, yea</i>
(Parcel 020-02130-00) Approxir	mately 169,000 sq	uare feet of	"flex" style	е	April 2019	
building with office and warehoเ	use components.					on date (month, day, year)
3					August 23	3, 2019
SECTION 3	EMPLOYE	EES AND SALAR	IES			
EMPLOY	EES AND SALARIES		AS	ESTIMAT	ED ON SB-1	ACTUAL
Current number of employees			0			
Salaries			0			
Number of employees retained			0			
Salaries			0			
Trainise of additional employees			256-			61
Salaries			8,12	8,500-12,51	0,000	2,522,374
SECTION 4	COS	T AND VALUES	L FOTATE IM	DOVEME	NTO	
COST AND VALUES AS ESTIMATED ON SB-1		COST	AL ESTATE IMI	ROVEME		ED VALUE
		0051	1	0,700	ASSESSE	ED VALUE
Values before project Plus: Values of proposed project	23,331,601			ssessor to	Determine	
Less: Values of any property being replaced	0		7		Ветинге	
Net values upon completion of project	23,331,601				to Determine	
ACTUAL	25,551,551	COST				ED VALUE
Values before project		0001			71002002	ID WILDE
Plus: Values of proposed project	7,278,779		1	1,288,500 (Total Tax Year 2023)		
Less: Values of any property being replaced					-	
Net values upon completion of project	7,278,779		1	1,288,500 (Total Tax Year	2023)
	ONVERTED AND OTHER	R BENEFITS PRO	MISED BY TH	E TAXPAYI	ER	
WASTE CONVERTE	D AND OTHER BENEFITS	8	AS	ESTIMATI	ED ON SB-1	ACTUAL
Amount of solid waste converted			0			
Amount of hazardous waste converted			0			
Other benefits:			See	SB-1, filed	combined	
SECTION 6	TAXPAYI	ER CERTIFICATION	ON			
	hereby certify that the rep					
	uSigned by:	TitleReal Es	tate Tax A	nalyst		month, day, year)
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ley Dunbar			-	1 2	2023-05-04

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

We have reviewed the CF-1 and find that:		
the property owner IS in substantial compliance		
the property owner IS NOT in substantial compliance		
other (specify)		
Reasons for the determination (attach additional sheets if necessary)		
Signature of authorized member		Date signed (month, day, year)
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 propitime has been set aside for the purpose of considering compliance. (Heari		
Time of hearing AM Date of hearing (month, day, year) Location o	f 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	1
APPEAL RIGHTS	[IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may		

FORM 11

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS State Form 21366 (R20 / 1-23)

Prescribed by the Department of Local Government Finance

BOONE COUNTY ASSESSOR 115 COURTHOUSE SQUARE, LEBANON IN 46052

EXETER 5750 COMMERCE LP 5 RADNOR CORPORATE CENTER 100 MATSONFORD RD, SUITE 250 RADNOR PA 19087

Legal Description PARK 130 AT CORRIDOR 65 LOT 1 11.86A	Parcel or Identification Number 020-02130-00
Property Address (number and street, city, state, and ZIP code) 5750 COMMERCE DR, WHITESTOWN IN 46075	

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

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

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

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

	PREVIOUS ASSESSMENT	NEW ASSESS	MENT EFFECTIVE JANUARY 1, 2023
LAND	\$523,100	LAND	\$523,100
STRUCTURES/ IMPROVEMENTS *	\$10,436,600	STRUCTURES/ IMPROVEMENTS *	\$10,765,400
TOTAL	\$10,959,700	TOTAL	\$11,288,500

Reason for Revision of Assessment:

GENERAL REVALUATION

Appeal deadline is June 15, 2023

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

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 of	ode)	
115 COURTHOUSE SOLIARE LE	RANON IN 46052	



20 20 PAY 20 21

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.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

Stale Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following indiana Code (check one box): Redevelopment or rehabilitation of real estate improvements (IC 8-1.1-12.1-4)

Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designaling 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.

2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area abfore the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.

3. 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 malled to the property owner if it was mailed after April 10. A property owner who field to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.

4. 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)

5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body the main that the section is successful to the form 15 or the deduction is first claimed and then updated annually for each year the deduction is applicable. In the county Auditor and designating body to the section of the county Auditor and designating body with a Form CF-1/Real Property.

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 ellowed. 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	INFORMA	TION		i de la companya	
Neme of texpayer Zeller-401 LRH Restruct	lured TIC, LLC, Zeller-401 Lo	ord TIC LLC Lord Br	eally Holdin	ar IIC BORD	II.		
Address of taxpayer (number a	and street, city, state, and ZIP cod	(a)	raity Holon	igs, LLC, DGF Fa	inners, LL	J, and AJN, Li	C (lenants in common)
7132 Zionsville Ro	oad, Indianapolis, IN	46268					
Name of contact person			Telephone r			E-mail address	
Geoff Lord	March 1985 and the second of the			805-1261	-	GLord@l	LordRealtyco.com
SECTION 2 Name of designating body	LOC	ATION AND DESCRIPT	ION OF PE	ROPOSED PROJ	ECT	建 加速的一种主	
Whitestown Town	Council					Resolution nun	nber
Location of property			County			DLGF taxing di	Istilat number
5740 S. Indianapol	lis Road, Whitestown	, IN 46075	Boone			020	
	provements, redevelopment, or re						date (month, day, year)
Project will take a greenile	eld sile and develop two com g will be approx. 169,000 s/f a	mercial "flex" style buildi	ings with of	ifice and warehous	80	May 2018	
be developed with parking	g and on-site water retention.	tun tue oniei wiii ne abb	110X, 300,00	JU s/r. The project	Larea Will		plellon date (month, day, year)
SECTION 3		PLOYEES AND SALAR				April 201	8
THE RESERVE THE PARTY OF THE PA	Salarias	Number retained	Selades	ASUITE OF BROKE	Number add		Salaries
0.00	\$0.00	0.00	\$0.00)	256-42	TO CONTRACTOR OF THE PROPERTY	\$8,128,500-\$12,510,000
SECTION 4	ESTIM/	ATED TOTAL COST AN	D VALUE (OF PROPOSED P	ROJECT		
						MPROVEMEN	TS
				COST		ASS	ESSED VALUE
Current values						10,700.00	
Plus estimated values of Less values of any property				23	,331,601,00	Assessor to Determine	
	oon completion of project			<u></u>	0,00	0.00	
	WASTE CON	VERTED AND OTHER	BENEFITS	S PROMISED BY	331,001,00	AVER	Assessor to Determine
	1200000000	Michigan Company of the Company of t				The same of the same of the same of	
	onverted (pounds) 0.00		Estimate	ed hazardous was	te converte	d (pounds) U	.00
Other benefits The development of this	is project will substantially	Increase the Town o	f Whiteeto	um's toy been b	In		
revenue. The property	will likely see an increase	in assessed value. V	With the la	od in an addouble	oth in asse	assed value,	an well as realized
2.2000%, the site is ge	enerating tax credits due to	the constitutional tax	x caps. He	owever, once the	a site tran-	gitions into a	commercial use the
Tull tax rate of 2.5441%	will be applied to the drai	matically increased as	ssessed v	alue (once any a	abatement	has expired	Additionally with
a current property tax of	cap exempt tax rate of 0.21	860, an effective prop	erty tax ra	ate for this site w	vill need to	be more tha	in 3.2860% before
tax credits are triggered	d.						
SECTION 6	THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IN COLUMN	TAXPAYER CE	RTIFICATI	ON	a Design	MARKET AND A	高级 经基础 经
Signature of authorized repress	ne representations in this s	statement are true,					The state of the s
See attached signature						Date signed (me	
Printed name of authorized rep				Tide		February	20, 2018
				1100			

Page 1 of 2





		FOR USE OF THE	DESIGNATING HOL)Y	
We find that the applicant meets the under IC 8-1,1-12.1, provides for the	ne general standar he following limilati	is in the resolution add ons;	opted or to be adopte	ed by this body. Sale	f resolution, passed or to be passed
A. The designated area has be expired is	en limited to a per	fod of time not to exca	ed 14.75 c	alendar years" (see i	below). The date this dasignation
B. The type of deduction that is Redavelopment or rehab Regidentially distressed as	ilitation of real esta		to: Yes No Yes No	·	
C. The amount of the deductio	n applicable la limi	ed to \$			
D. Other limitations or condition	na (specify)				
E. Number of years allowed;	Year 6	Year 2	☐ Year 3 ☐ Year 8	Year 4 Year 9	Ager 10 (* see below)
F. Por a statement of benefits Yes No If yes, attach a copy of the s If no, the designating body it	ibalement scheduli	e to this form.			
We have also reviewed the informative determined that the totality of bane	lits is sufficient to j	ustify the deduction de	is and find that the e scribed above,	olimates and expect	etions are reasonable and have
Approved (signature and fille of authorized	member of designati	ng body)	Telephone number	-6557	Date signed (month, day, year)
Printed name of authorized member of des	ignaling body	· · · · · · · · · · · · · · · · · · ·	Name of designating	body	eun, Tadenia
Allected by territories			Printed name of alles	st Whitest	own, Indiana
Eric Mille Allested by (signature and title of ellester)	Clark-T	reasher	Matt 5	Ser . Shari	
* If the designating body limits the taxpayer is entitled to receive a decimal to receive a decimal taxpayer.	nhub bohed amil	which an erea is an ec	onomic revitalization han the number of y	aree, that limitation ears dealgnated und	does not ilmit the length of lime a er IC 8-1.1-12.1-17.
(10) years. (See IC 6-1.1-1) B. For the redevelopment or re	ect. The deduction is required to established to established to established to read the state of read to established to establ	period may not excess likh an abstement sch property where the For mains in effect. For a F	l five (5) years, For: edule for each dedu im SB-1/Real Prope: form SB-1/Real Prop	a Form SB-1/Real Procision allowed. The distributed by the sportoved price to the transfer that the sportoved price to the sportoved by the sportoved that the sportoved the sportoved that the sportoved that the sportoved the sportoved that the sportoved the sportoved that the sportoved that the sportoved that the sportoved	roperly that is approved after June 30, aduction period may not exceed len or to July 1, 2013, the abatement
(2) The numb. (3) The avore. (4) The Infrast (b) This subsection applit for each deduction. An ab. (c) An abalement schedi	scatement soneous mount of the texps or of new full-time; ge wage of the new tructure requirement or sowed under this chadule; stement schadule; uls spproved for a	a based on the totionic year's investment in re- squivalent jobs created of employees compared its for the texpayer's in I banefits approved af ispter. An abatement	ig factors; il and personal propi i, il to the state minimu ivestment, ' er June 30, 2013. A schedule must speci; b) years. ore July 1, 2013. ren	erty. m wege, designaling body sh fy the percentage am	nd that receives a deduction under self establish an abotement schedute rount of the deduction for each year of a abatement schedute expires under



RESOLUTION NO. 2018-13

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA APPROVING REAL PROPERTY TAX DEDUCTIONS IN GREENPARKE ECONOMIC REVITALIZATION AREA UNDER INDIANA CODE 6-1.1-12.1

PARK 130/GREENPARKE

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. 2018-06 adopted on February 14, 2018, as confirmed on March 14, 2018, declared an area, consisting of approximately 169 acres and generally situated off Whitestown Parkway and between Indianapolis Road and CR 475 East, as an economic revitalization area and designated such area as the GreenParke Economic Revitalization Area (the "GreenParke ERA"); and

WHEREAS, the Town Council has been advised by Zeller-401 LRH Restructured TIC, L.L.C., Zeller-401 Lord TIC, L.L.C., Lord Realty Holdings, LLC, BGP Partners, LLC and AJN, LLC (collectively, the "Applicant") of a proposed real property revitalization expansion program (the "Project") on a site within the GreenParke ERA at 5740 South Indianapolis Road in the Town, which is more particularly described in the hereinafter defined Abatement Applications (the "Site"); and

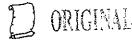
WHEREAS, the Project consists of certain real property development or expansion, including the construction on the Site of two commercial "flex" style buildings with office and warehouse components with sizes of approximately 169,000 square feet and 356,000 square feet, respectively; and

WHEREAS, the Applicant anticipates increases in the assessed value of its real 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 Real Property Tax Abatement, including the Statement of Benefits on Form SB-1 / Real 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 of Whitestown Redevelopment Commission (the "Redevelopment Commission") and the Town Council; and

WHEREAS, on March 26, 2018, the Redevelopment Commission adopted its 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 ten (10) year real property tax deduction for the Project pursuant to the Act in accordance with the abatement schedule set forth in this Resolution.

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;
 - 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 the Applicant to invest in the Site, the Application is 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 demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statement of Benefits (Form SB-1/ Real 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 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 real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years in accordance with the following abatement schedule:

Real Property Tax Abatement Schedule

	% of Assessed Value
Year	Exempt From Real Property Taxes
I	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 Estate (such form included in the Application attached hereto as Exhibit A).



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 Millet, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Seff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer

Crest 3921, LLC

Crest 3921, LLC 1758 Timber Heights Drive Carmel, IN 46280

May 9, 2023

Debbie Crum/Shari Levob Boone County Auditor 201 Courthouse Square Lebanon, IN 46052

E/Mail: dcrum@co.boone.in.us E/Mail: slevob@co.boone.in.us

PH: 765-482-2940

PH: 765-483-4486 – Sheri Levob

RE: Office Address:

Crest 3921, LLC % Tom Osterhaus 1758 Timber Heights Drive

Carmel, IN 46280

Property Address:

Crest 3921, LLC 3921 Perry Boulevard Whitestown, IN 46075

Annual Tax Abatement Forms:

- 1) Form CF-1 Updated Compliance with State of Benefits Real Estate Improvement
- 2) Form 11 Notice of Assessment of Land & Improvements dated 4/28/2023
- 3) Form 322 Application for Deduction of Assessed Valuation—Original (2 pages)
- 4) SB-1 Statement of Renefits—Original (2 pages)
- 5) Resolution 2015-06 (3 pages)

If you need further information please contact:

Crest 3921, LLC %Tom Osterhaus 1758 Timber Heights Drive Carmel, IN 46280

Cell: 317-710-6837

E/Mail: tosterhaus@gmail.com

Tom Osterhaus



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

INSTRUCTIONS:

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

PRIVACY NOTICE

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

SECTION 1	TAXPAYER	INFORMATION			
Name of Taxpayer				1,025	unty
CREST 3921, LLC				10000	one
Address of Taxpayer (number and street, city, stated 1758 Timber Heights Drive, Carmel	te, and ZIP code) I, IN 46280			100000	GF Taxing District Number -020
Name of Contact Person		Telephone Num			ail Address
Tom Osterhaus		(317)710			sterhaus@gmail.com
SECTION 2 Name of Designating Body	LOCATION AND DESC		A SECOND PROPERTY AND ASSESSMENT OF THE PARTY OF THE PART		on the state of the state of
Town Council of Whitestown		Resolution Num	ber	Est	imated Start Date (month, day, year)
Location of Property				Act	ual Start Date (month, day, year)
Perry Industrial Park II Sec 2 Lot 19	9				
Description of Real Property Improvements				Est	mated Completion Date (month, day, year)
24 000 sq. ft building and	d rolotod olto lucura				
24,000 sq. ft. building and	a related site impro	vements			ual Completion Date (month, day, year) /30/2018
SECTION 3	EMPLOYEES	AND SALARIES	Porto V	10	75072010
EMPLOYEES AND S	The second secon			ATED ON SB-1	ACTUAL
Current Number of Employees		6			29
Salaries	180000				3,000,000
Number of Employees Retained					
Salaries					
Number of Additional Employees					
Salaries		1			
SECTION 4	COST AN	ID VALUES			他与14年中15日的15日,2016
COST AND VALUES		REAL ES	TATE	MPROVEMENTS	
AS ESTIMATED ON SB-1	COST			AS	SESSED VALUE
Values Before Project	\$ 0.00			\$	
Plus: Values of Proposed Project	\$ 1,000,000			\$	
Less: Values of Any Property Being Replaced	\$ 0.00			\$	
Net Values Upon Completion of Project	\$ 1,000,000			\$	
ACTUAL	COST			AS	SESSED VALUE
Values Before Project	\$ 0.00			\$	
Plus: Values of Proposed Project	\$ 1,000,000			\$	
Less: Values of Any Property Being Replaced	\$ 0.00			\$	
Net Values Upon Completion of Project	\$ 1,000,000			\$	
SECTION 5 WASTE	CONVERTED AND OTHER BE	ENEFITS PROMI	SED B	Y THE TAXPAYER	Market School of The Letter
WASTE CONVERTED	D AND OTHER BENEFITS		AS	ESTIMATED ON SB-	1 ACTUAL
Amount of Solid Waste Converted			0.00		0.00
Amount of Hazardous Waste Converted			0.00		0.00
Other Benefits:			0.00		0.000
SECTION 6		CERTIFICATION			HAND IN THE SECTION
I hereby certify that the representations in	this statement are true.				
Signature of Authorized Representative		Title			Date Signed (month, day, year)

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

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

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

We h	nave reviewed the CF-1 and find that:					
	The Property Owner IS in Substantial Compliance					
	The Property Owner IS NOT in Substantial Compliance					
	Other (specify)					
Reaso	ons for the Determination (attach additional sheets if necessary)		<u>-</u>			
Signat	ture of Authorized Member			Date Signed (month, day, year)		
Atteste	ad By	Designa	ting Body			
If the	a property owner is found not to be in substantial compliance, the property	OWDOR	shall receive the apportunit	y for a hearing. The following date and		
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 o	of Hearing AM Date of Hearing (month, day, year	r)	Location of Hearing			
	PM					
	HEADING BESTILTS to be	comple	and after the hearing)			
	HEARING RESULTS (to be completed after the hearing) Approved Denied (see Instruction 4 above)					
Reaso	ons for the Determination (attach additional sheets if necessary)					
	·					
Signal	ture of Authorized Member			Date Signed (month, day, year)		
Attest	ed By	Designa	ating Body			
	APPEAL RIGHTS [IC 6-1.1	-12.1-5.9(e)]			
A prop	perty owner whose deduction is denied by the designating body may appeal the designation between the designation betwe	ignating I	oody's decision by filing a comp	plaint in the office of the clerk of the Circuit or		





NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

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

Jennifer S. Lasley **Boone County Assessor**115 Courthouse Sq

Lebanon IN 46052-2161

Legal Description PERRY INDUSTRAIL PARK II SEC 2 LOT 19	Parcel or Identification Number 020-04350-19
Property Address (number and street, city, state, and ZIP code) 3921 PERRY BLVD WHITESTOWN IN 46075	

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

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

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: https://forms.in.gov/Download.aspx?id=6979. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer 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.

PRE	VIOUS ASSESSMENT	NEW ASSESSMENT EFFECTIVE JANUARY 1, 2023		
LAND	263,300	LAND	263,300	
STRUCTURES/ IMPROVEMENTS *	1,194,700	STRUCTURES/ IMPROVEMENTS *	1,238,400	
TOTAL	1,458,000	TOTAL	1,501,700	

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/dlgf. 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

BOONE COUNTY PERRY 04/28/2023

Assessing Official Telephone Number (765) 482-0140

Address (number and street, city, state, and ZIP code)

115 COURTHOUSE SQUARE, LEBANON IN 46052



1 27335

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

State Form 18379 (R10 / 10-08)

Prescribed by the Department of Local Government Finance

20 19 PAY 20 20

FORM 322 / RE

INSTRUCTIONS:

- This form is to be filed in person or by mail with the Auditor of the county in which the property is located before May 10 of the year in which addition to
 assessed valuation (or new assessment) is made, or not later than thirty (30) days after mailing date of notice of assessment (Form 11) if such notice is
 not given before April 10 of that year (IC 6-1.1-12.1-5).
- Copy of Form 11 must be attached.
- A property owner may not receive this deduction for the same property or improvements for which a deduction is obtained under either IC 6-1.1-12-18, IC 6-1.1-12-22 or IC 6-1.1-12-28.5 (IC 6-1.1-12.1-6).
- A copy of the statement of benefits (Form SB-1 / Real Property) must be attached to this application.
- The compliance with statement of benefits (Form CF-1 / Real Property) must be filed with this application and the designating body (IC 6-1.1-12.1-5.1).
- 6. A copy of the resolution must be attached to this application.
- Please see IC 8-1.1-12.1 for further instructions.
- 8. Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for ERA's designated before December 31, 1987, a deduction for redevelopment or rehabilitation is not authorized for the following facilities (IC 6-1.1-12.1-3).
 - Private or commercial golf course
 - b. Country club
 - c. Massage parlor
 - d. Tennis court
 - e. Skating facility, including roller skating, skateboarding or ice skating
 - Recaust sport facility (Including handball or recaust ball court)
 - Hot tub facility
 - h. Suntan facility

- 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).

ounty	to the County Auditor for a deduction pursuant to IC 6	DLGF taxing district number	Key number	
oone	Perry	06-020		
ame of owner REST 3921, LLC				
roperty address (number an 921 Perry Blvd., Whit	d street, city, state, and ZIP code) estown, IN 46075			
egal description from Form Perry Industrial Park II	11 Sec 2 Lot 19		Date of Form 11 (month, day, year) 4-30-19	
ype of structure Metal Building, office a	and warehouse		Use of structure office warehouse	
Soveming body that approve Fown of Whitestown			Resolution number 2015-06	
Date ERA designation appro 3/10/15	ved (must be before March 1)			
	SECTION II - VERIFICATION OF	DWNER OR REPRESENTATIVE		
Signature of owner or repres	entative (I hazeby certify that the representations on this applications)	ation are true)	Date signed (month, day, year)	
ddress (number and street 1758 Timber Heights	city, state, and ZIP code) Drive, Indianapolis, IN 46280			
	Section II - S	PRUCTURES .	AUDITOR'S USE	
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$		
	2. Assessed valuation at 100% of TTV BEFORE rehabilitation	n \$		
	3. INCREASE in assessed valuation	\$		
	Assessed valuation eligible for deduction	\$		
B. New structure	1. Assessed valuation	\$ 1,797,100		
	2. Assessed valuation eligible for deduction	\$ 1,797,100		
		N OF ASSESSING OFFICIAL	<u> </u>	
			with the	
I verify that the abo	ove described structure was assessed and the owner we assessment being March 1, 20 and that the	as nomed on assessed valuations in Section III are ca		

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DISTRESSED JOTIONS DUCTION / PERCENTAGE / sallowed over a eight (8) year per pay
Bisipentall X: DISTRESSED: VEAR OF DEDUCTION / PERCENTAGE / AMOUNT OF DEDUCTION # (8) For deductions allowed over a eight (8) year period: 1st



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form \$1767 (RS / 10-14) Prescribed by the Department of Local Government Finance

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

[] Redevelopment or returbitistion of real exists improvements (IC 8-1.1-12.1-4)

[] Residentially distressed area (IC 8-1.1-12.1-4.1)

PAY 30

FORM SE-1 / Real Property

Pasidentially distressed sine (IC 6-1.1-12.1-4.1)

WSTRIGGIONS:

1. This shipment must be infimited in the body designating the Economic Routestand are properly on the public hearing if the designating pody requires submitted to the designating body REFORE the redevolutement or reliabilitation of real property or which the person white to claim a dediction.

2. The statement of hemetits from must be submitted to the designating body and the area designated an occoromic revealabilitation area before the initiation of the redevolutement or rehabilitation for which the person designating body and the area designated an occoromic revealabilition area before the initiation of the redevolutement or rehabilitation for which the person designating body and the area designated an occoromic revealabilities for which the person designation of the redevolutement or rehabilitation for which the person designate to design the property of the person which the section of the redevolution is person designate before the property of the section to succeed white the filled to the a deduction specified designating before the property of the redevolute supplication within the presented designating to the property of a succeeding type.

4. A property owner who files for the deduction must provide the County Amiltor and designating body with a Form CF-1/Real Property. The Porm CF-1/Real Property that is expressed after a form SB-1/Real Property that is expressed prior to July 1, 2013, the absument sensetio approved by the designating body in required in assistant an existence schedule for each remains in effect. IC 6-1.1-12-1-17.

Name of Impager			7.5 (4) (4 _{4.3}	e an Gra	MAGN			
Crest I, LLC						•		
Address of business from	per and street, city a	800 ZP 6	ade)		· · · · · · · · · · · · · · · · · · ·			
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Tom Osterhaus				Telephor	e number		S-coal addre	
HE WAS TO SEE THE PERSON OF TH) 			1 317) 548-R000			rsternsbuilders.co
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Town of Whites	town						Resolution n	action .
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			TOR BUILDING	6 DESIGNATING RO	907	
We fi	nd that the applicant meets to IC 8-1,1-12.1, provides for	he general standard the following first latir	la la libo social disso			ald resolution, passed or to be passed
^	The designated area has been been been been been been been bee	eon Emited to a por	od of time not to ex	2006 <u>/ p</u>	cslendar years* (#	a below). The date this designation
	The type of deduction that 1. Redevelopment or retual 2. Residentially distressed	Mittion of reglestat Artica	te Improvementu	☐ Yes	•	
C.	The amount of the deduction	in applicable is limb	ed to \$			
D,	Other imitations or condition	ns (specify)	····			
E	Number of years allowed:	Year 6	Year 2 Year 7	Year 3 Year 8	Year 4 Year 9	Year 5 (" son below)
. Washa	if yee, stisch a copy of the a if no, the designating body i	abatement schedule la required to establi attor consistent le ill	i to this form. Ich an shatoment so	hadule before the de	duction can be det	hodule per IC 6-1.9-12.1-17? printingd. actations are reasonable and have
	succe hard due therm! At NO!!!		BUTY THE COCUCTION O	rescribed above.	reminant and expe	CONTOUR BUT EDESCRIPTION STATE USING
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B. :	2013, the designating body ((10) years. (See IC 8-1.1-1) For the radevelopment or re-	is required to establi 2.1-17 below.) habitization of real president	on to they not exceed then abatement ac reporty where the Fi	nd live (b) years. For hedule for each dedu orm \$8-1/Real Prope Sees to 4 Dect Prope	a Form SB-1/Real iction allowed. The rby was approved p	ne deductions established in (C Property that is approved after June 3 deduction period may not exceed but wher to July 1, 2013, the ebatement and after June 30, 2013, the designations)
Abaton Sec. 17	(1) The total at (2) The number (2) The number (3) The suresquares (4) The trinst (b) This subsection applies for each deduction, and about the deduction. An about more actually (c) An about more actually	mount of the temper or of new full-time en po wage of the new or ructure requirements to a statement of to weed under this chap also manuant for a sealed	passon on the brown payson for create traployees compare a for the tropeyor's to benefits approved a pter. An abatement my not seesed ten ("	re macors: tid and personal prop id. If to the state minimu investment. flor June 90, 2015. A schedule must speci ID) years,	orly. III Wilgo. I designating body : fy the percentage a	shell establish an abetement schedule smount of the deduction for each year
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RESOLUTION NO. 2015-06

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

CREST L 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 Crest I, LLC ("Crest") of the proposed development and construction of a spec building in the approximate size of 24,000 square feet to be located at 3921 Perry Boulevard, in the Town (the "Site"), as more particularly described in the Abatement Application (the "Project"), which is attached hereto as <u>Exhibit A</u> and incorporated herein by reference (the "Application"); and

WHEREAS, Crest 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

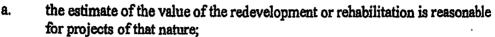
WHEREAS, the Town Council has received from Crest its Application which includes its Statements of Benefits; and

WHEREAS, the Whitestown Redevelopment Commission has adopted its Resolution 2015-02 approving the 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 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:





- 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 Crest to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and subject to Crest meeting the following conditions:
 - a. Crest 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. Crest 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 Crest 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.

Bric Miller, President

Susan Austin, Council Member

Julie Whitman, Council Member

Dawn Semmler, Council Member

Kevin Russell, Council Member

WITEDI:

Amanda Andrews, Clerk-Treasurer



APRIL 12, 2023

TOWN OF WHITESTOWN ATTN: CLERK-TREASURER 6210 VETERANS DRIVE WHITESTOWN IN 46075

TOWN OF WHITESTOWN, INDIANA GENERAL OBLIGATION BONDS SERIES 2022 BI 13778

Account No: G067Z08 BI # 13778

DEBT SERVICE DUE: 06/30/2023

 INTEREST DUE:
 \$25,403.19

 PRINCIPAL DUE:
 \$525,000.00

 Less Funds in Account:
 \$0.00

TOTAL DEBT SERVICE DUE \$550,403.19

FUNDS ARE DUE BY: 06/30/2023

If remitting funds by wire or ACH, please remit funds no later than one business day prior to payment date using the following instructions:

Wiring Instructions:

Bank Name: Wells Fargo Bank ABA: 121000248 DDA: 2020050839788

Acct Name: SEI PRIVATE TR CO ACF REGIONS BK

Originator to Beneficiary: G067Z08

ACH Instructions:

Bank Name: Wells Fargo Bank ABA: 026012881 DDA: 2020050839788

Acct Name: SEI PRIVATE TR CO ACF REGIONS BK

Individual ID (ACH): G067Z08

If remitting by check, please have necessary funds in our hands five business days prior to payment date. Please mail your payment along with a copy of this statement to :

Regions Bank, Corporate Trust Attn: Cherié Sasser, AVP

250 Riverchase Parkway E., 4th Floor

Hoover, AL 35244

If you have any questions, please contact Cherié Sasser at (205) 264-0902. Thank you.