



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

204 PAY 2025

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 (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer CPUS Whitestown, LP		County Boone
Address of Taxpayer (number and street, city, state, and ZIP code) C/O CBRE Investment Management, P.O. Box 638, Addison, TX		DLGF Taxing District Number 060-020
Name of Contact Person Aaron Reynolds	Telephone Number (214) 863-4206	Email Address aaron.reynolds@cbreim.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Whitestown, IN	Resolution Number 2008-07	Estimated Start Date (month, day, year) 3/1/2009
Location of Property 4256 Anson Boulevard, Whitestown, IN 46075		Actual Start Date (month, day, year)
Description of Real Property Improvements 283,756 square foot office-warehouse distribution facility and associated parking area and site improvements		Estimated Completion Date (month, day, year) 12/1/2009
Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	50	72
Salaries	1,500,000	3,800,000
Number of Employees Retained		
Salaries		
Number of Additional Employees		
Salaries		
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 0	\$ 0
Plus: Values of Proposed Project	\$ 12,000,000	\$ 12,000,000
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 12,000,000	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,341,200
Plus: Values of Proposed Project	\$	\$ 17,465,500
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$ 18,806,700
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Vice President	Date Signed (month, day, year) 5-2-24