



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

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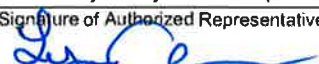
FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

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

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer Park 133 Logistics Center, LLC		County Boone County	
Address of Taxpayer (number and street, city, state, and ZIP code) P.O. Box 460459, Denver, CO 80246-9998		DLGF Taxing District Number 018	
Name of Contact Person Lynn Ornellas, Financial Controller	Telephone Number (720) 907-9792	Email Address lornellas@lordrealtyco.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body Town Council of the Town of Whitestown, Indiana		Resolution Number 2020-14	Estimated Start Date (month, day, year) 07/01/2021
Location of Property 3501 S 500 E, Whitestown, IN 46075		Actual Start Date (month, day, year) 06/20/2022	
Description of Real Property Improvements Bldg 7: Approx 679,108 sq ft "flex" style building with office and warehouse components.		Estimated Completion Date (month, day, year) 12/31/2023	
Original Project: Two 311,000 sq ft "flex" style buildings with office & warehouse components.		Actual Completion Date (month, day, year) 06/23/2023	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED 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		Est 178-273	6*
Salaries		Est \$1,110,720-\$1,703,520	\$306,540*
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project		\$	\$ 115,200
Plus: Values of Proposed Project		\$ 36,000,000	\$ Assessor to determine
Less: Values of Any Property Being Replaced		\$	\$
Net Values Upon Completion of Project		\$ 36,000,000	\$ Assessor to determine
ACTUAL		COST	ASSESSED VALUE
Values Before Project		\$	\$
Plus: Values of Proposed Project		\$ 45,044,767 as of 01/01/2024	\$ 43,783,000 as of 01/01/2024
Less: Values of Any Property Being Replaced		\$	\$
Net Values Upon Completion of Project		\$ 45,044,767 as of 01/01/2024	\$ 43,783,000 as of 01/01/2024
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		0.00	0.00
Amount of Hazardous Waste Converted		0.00	0.00
Other Benefits:		n/a	n/a
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title For Geoffrey G. Lord, Property Manager	Date Signed (month, day, year) 05/09/2024

*As of 01/01/2024, tenant was still ramping up their operations and utilization of building.

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

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

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

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