COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

20 15 PAY 20 16

FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

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

INSTRUCTIONS:
1. *This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))*
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 (SB-1 / Real Property).*
3. *This form must accompany the initial deduction application that is filed with the County Auditor.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)*
5. *The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))*
6. *With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: INDIANA INDUSTRIAL SERVICES, LLC	
Address of taxpayer *(number and street, city, state, and ZIP code)*: 5520 EAST COUNTY ROAD 650 SOUTH, WHITESTOWN IN 46075	
Name of contact person: DAVID A. BERKENES, CONTROLLER	Telephone number: (574) 258-0099

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: TOWN OF WHITESTOWN, IN TOWN COUNCIL		Resolution number: 2008-18 & 2012-06
Location of property: PERRY INDUSTRIAL PARK	County: BOONE	DLGF taxing district number: 60-20
Description of real property improvements: See Attached		Estimated starting date *(month, day, year)*:
		Estimated completion date *(month, day, year)*:

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	81	92
Salaries	2,536,000.00	3,071,000.00
Number of employees retained	81	92
Salaries	2,536,000.00	3,071,000.00
Number of additional employees	10	24
Salaries	296,000.00	1,056,864.00

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	1,980,000.00	1,462,200.00
Plus: Values of proposed project	800,000.00	
Less: Values of any property being replaced	0.00	0.00
Net values upon completion of project	2,780,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	1,910,273.00	
Plus: Values of proposed project	1,268,389.00	2,515,600.00
Less: Values of any property being replaced		
Net values upon completion of project	3,178,662.00	2,515,600.00

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Title	Date signed *(month, day, year)*
David A. Berkenes	Controller	05/12/2015

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 6-1.1-12-5.1)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.*
5. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

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

☐ other (*specify*) _____

Reasons for the determination (*attach additional sheets if necessary*)

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

Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing	Date of hearing *(month, day, year)*	Location of hearing
☐ AM ☐ PM		

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 5 above*)

Reasons for the determination (*attach additional sheets if necessary*)

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

Attested by:	Designating body

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

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the 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.

Indiana Industrial Services, LLC
5520 East County Road 650 South
Whitestown, IN 46075

Form CF-1 / Real Property attachment
2015 pay 2016

The taxpayer is filing a combined Form CF-1 for two abatements approved under resolution number 2008-18 and 2012-06. Details for each abatement are provided below:

Resolution number: 2008-18

Description of real property improvements:

PURCHASE OF 5.5 ACRES (LOT #4) AND CONSTRUCTION OF NEW 40,00 S.F BUILDING FOR USE AS OFFICES, FACILITATION, AND STORAGE

Estimated starting date: 09/01/2008
Estimated completion date: 03/01/2009

Resolution number: 2012-06

Description of real property improvements:

40,00 S.F BUILDING ADDITION TO EXISTING 40,000 S.F. COMMERCIAL BUILDING. FOR USE AS INVENTORY WAREHOUSING AND EQUIPMENT STORAGE.

Estimated starting date: 06/01/2012
Estimated completion date: 09/30/2012

RESOLUTION #3

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM SB-1 / Real Property

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

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ 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 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.*
3. *To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.*
4. *Property owners whose Statement of Benefits was approved after June 30, 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(j)]*
5. *The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Indiana Industrial Services, LLC

Address of taxpayer (number and street, city, state, and ZIP code): 5620 East County Road 650 South, Whitestown, IN 46075

Name of contact person	Telephone number	E-mail address
David A. Berkenes, Controller	(574) 258-0099 ext 120	dberkenes@indianaindustrial.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number
Town of Whitestown, IN Town Council	

Location of property	County	DLGF taxing district number
Perry Industrial Park	Boone	60-20

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*)

Purchase of 8.6 acres (Lot #4) and construction of new 40,000 s.f. building for use as offices, fabrication and storage.

Estimated start date (*month, day, year*): 09/01/08

Estimated completion date (*month, day, year*): 03/01/09

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
67	$2,350,000	67	$2,350,000	10	$320,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0	0
Plus estimated values of proposed project	$1,500,000	$1,500,000
Less values of any property being replaced	0	0
Net estimated values upon completion of project	$1,500,000	$1,500,000

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Title	Date signed (*month, day, year*)
	President	7-1-08

FOR USE OF THE DESIGNATING BODY

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

A. The designated area has been limited to a period of time not to exceed seven (7) calendar years * *(see below)*. The date this designation expires is January 1, 2015.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No
3. Occupancy of a vacant building ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ _____.

D. Other limitations or conditions *(specify)* _____

E. The deduction is allowed for ten (10) years* *(see below)*.

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

Approved *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
[signature]	317-769-6557	7-8-08
Attested by *(signature and title of attestor)*	**Designated body**	
[signature]	Town of Whitestown, Town Council	

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

A. For residentially distressed areas, the deduction period may not exceed five (5) years.
B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
C. For vacant buildings, the deduction period may not exceed two (2) years.

Original Document

RESOLUTION NO. 2008-18

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

INDIANA INDUSTRIAL SERVICES, LLC

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, "Town Council" and "Town") has studied and been advised of a revitalization program that includes redevelopment or rehabilitation on certain real property situated within the Town which consists of approximately 188 acres situated 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 (collectively, "Area"); and

WHEREAS, Indiana Code § 6-1.1-12.1, as amended ("Act"), has been enacted to permit the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, the Area has been previously declared an economic revitalization area under Resolution Nos. 2005-02 and 2005-04, respectively, wherein the Area was designated as "Whitestown ERA #1"; and

WHEREAS, the Area is also situated in an area that has been designated an allocation area by the Whitestown Redevelopment Commission and approved by the Town Council in accordance with Indiana Code § 36-7-14-39; and

WHEREAS, the Town Council has received an Application for Tax Abatement and a Statement of Benefits attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application"), from Indiana Industrial Services, LLC ("Applicant"), for real property tax abatement for a portion of the Area that will commonly be known as Lot #4 of the Perry Industrial Park III, Section #1, and more particularly described in Exhibit B attached hereto and incorporated herein by reference (the "Property"); 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 Property 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 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 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 Applicant to invest in the Area, the Abatement Application is hereby approved effective upon adoption of this Resolution and subject to Applicant meeting the following conditions:

a. Consistent with the Memorandum of Understanding executed by Applicant, Applicant shall reimburse the Town for its costs, including reasonable legal or financial professional fees, incurred for the review and preparation of the documentation relating to, or arising out of, the Abatement Application;
b. Applicant shall annually file with the Town Council the required Form CF-1 / RE demonstrating its substantial compliance with the estimates set forth in the Abatement Application as presented to and approved by the Town Council;
c. Applicant shall provide the Town Council an annual update regarding the timing of the construction of the improvements to the Property; and
d. Applicant shall obtain a resolution from the Whitestown Redevelopment Commission approving the Abatement Application.

4. The provisions of Indiana Code § 6-1.1-12.1-12 as they are in effect on the effective date of this Resolution are expressly incorporated into this Resolution by reference.

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 Applicant to a deduction for real property taxes for the Property as provided in Indiana Code § 6-1.1-12.1-3 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 Abatement Application.

7. The recitals to this Resolution are essential and are incorporated herein by reference.

8. Any part of this Resolution that is invalid, unenforceable or illegal shall be ineffective to the extent of such invalidity, enforceability or illegality without invalidating the remaining provisions hereof or affecting the validity, enforceability or legality thereof.

ADOPTED this 8 day of July, 2008.

Jason Tribby, President

Susan Austin, Council Member

Kyle West, Council Member

Dawn Semmler, Council Member

Kevin Russell, Council Member

ATTEST:

Debra Zachelmeyer, Clerk-Treasurer

First Read 7-8-08
Adopted 7-8-08

1150288v1

Exhibit A

Abatement Application

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property

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

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ 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 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.*
3. *To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.*
4. *Property owners whose Statement of Benefits was approved after June 30, 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(j)]*
5. *The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Indiana Industrial Services, LLC

Address of taxpayer (number and street, city, state, and ZIP code): 5520 East County Road 650 South, Whitestown, IN 46075

Name of contact person	Telephone number	E-mail address
David A. Berkenes, Controller	(574) 258-0099 ext 120	dberkenes@indianaindustrial.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Town of Whitestown, IN Town Council

Resolution number:

Location of property: Perry Industrial Park

County: Boone

DLGF taxing district number: 60-20

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*)

Purchase of 8.5 acres (Lot #4) and construction of new 40,000 s.f. building for use as offices, fabrication and storage.

Estimated start date (*month, day, year*): 09/01/08

Estimated completion date (*month, day, year*): 03/01/09

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
67	$2,350,000	67	$2,350,000	10	$320,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	0	0
Plus estimated values of proposed project	$1,500,000	$1,500,000
Less values of any property being replaced	0	0
Net estimated values upon completion of project	$1,500,000	$1,500,000

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Title	Date signed (*month, day, year*)
	President	7-1-08

FOR USE OF THE DESIGNATING BODY

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

A. The designated area has been limited to a period of time not to exceed seven(7) calendar years * *(see below)*. The date this designation expires is January 1, 2015.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No
3. Occupancy of a vacant building ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ _____.

D. Other limitations or conditions *(specify)* _____

E. The deduction is allowed for ten (10) years* *(see below)*.

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

Approved *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
	317-769-6557	7-8-08
Attested by *(signature and title of attester)*	Designated body	
	Town of Whiteston, Town Council	

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

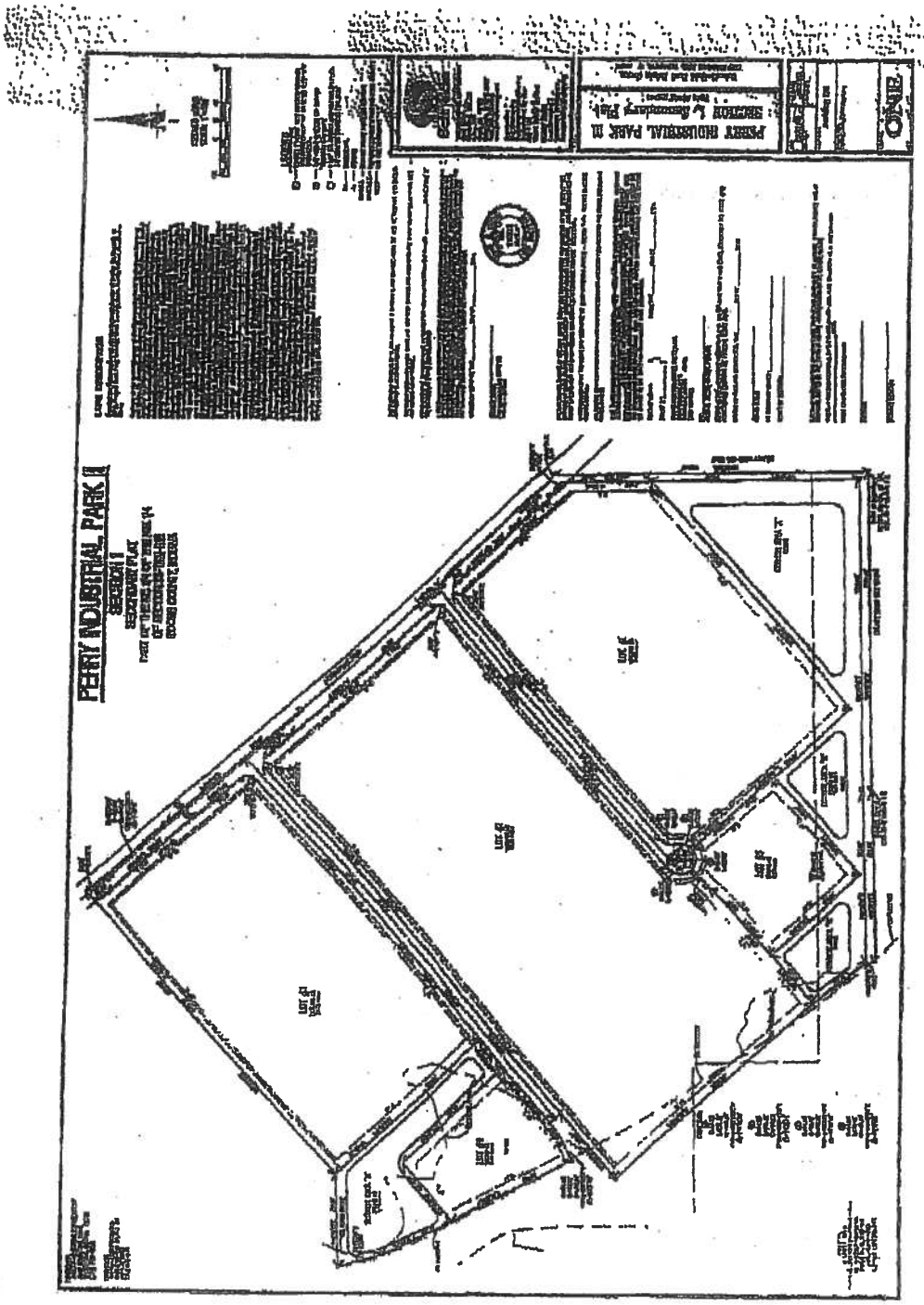
A. For residentially distressed areas, the deduction period may not exceed five (5) years.
B. For redevelopment and rehabilitation of real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10)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

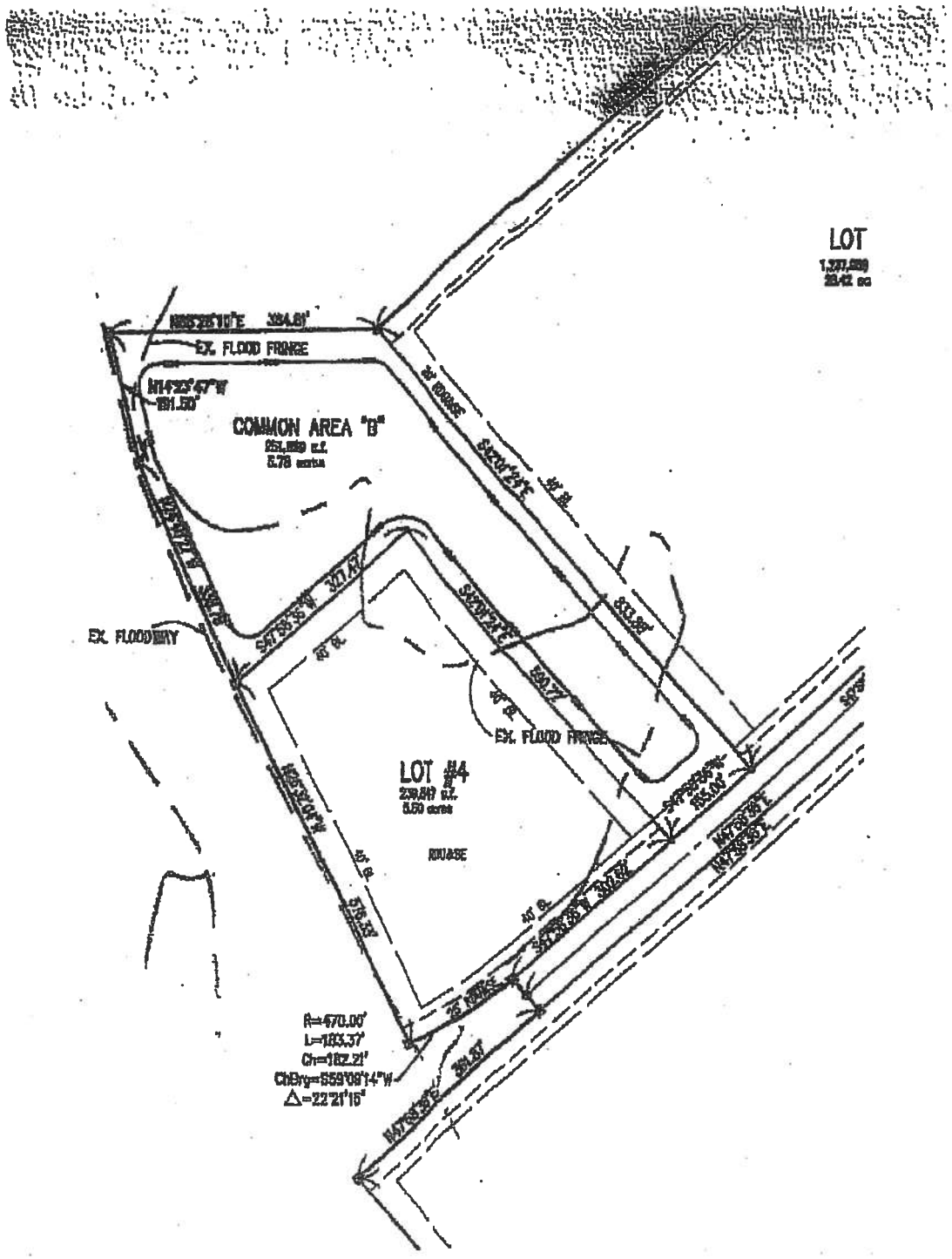
01A

Exhibit B

Description of Property

Lot #4 of the Perry Industrial Park III, Section #1
(see attached plat and description)


PERRY INDUSTRIAL PARK II
SECTION I
PERRY INDUSTRIAL PARK II
SECTION I
ONE


LOT
EX. FLOOD FRINGE
COMMON AREA "B"
EX. FLOODWAY
LOT #4
EX. FLOOD FRINGE
R=470.00'
L=183.37'
Ch=182.21'
ChBrg=S59°09'14"W
Δ=22°21'16"

LAND DESCRIPTION
AMENDED PRIMARY PLAT FOR
PERRY INDUSTRIAL PARK III

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

Beginning at the Southeast Corner of said Section 27; thence along the South line of said Section 27 South 88 degrees 45 minutes 01 seconds West 689.97 feet to the East line of the lands formerly owned by Plunkett as described in Deed Book 245. page 820 in the Office of the Recorder of Boone County, Indiana; thence along said east line North 00 degrees 40 minutes 18 seconds West 327.87 feet to the Northeast corner of Plunkettp thence along the North line thereof, and parallel with the South line of said Half Quarter Section South 88 degrees 45 minutes 01 seconds West 626.76 feet to the West line of said Half Quarter Section (and the Center line of State Road # 267); thence along said West line North 00 degrees 40 minutes 18 seconds West 2330.58 feet to the Northwest corner of said Half Quarter Section; thence along the North line of the Southeast Quarter of said Section 27 and the North line of the Southwest Quarter of said Section 26 North 88 degrees 52 minutes 18 seconds East 1309.78 feet to the Northeast Corner of the Southeast Quarter of said Section; thence North 88 degrees 51 minutes 48 seconds East along the North line of Said Section 641.40 feet to the center line of the Indianapolis Road (US Highway #32); thence along said center line South 42 degrees 30 minutes 36 seconds East 318.49 feet to a curve to the right having a radius of 5729.58 feet, the radius point of which bears South 47 degrees 29 minutes 24 seconds West; thence Southeasterly along said curve an arc distance of 605.00 feet to a point which bears No 53 degrees 32 minutes 24 seconds East from said radius point; thence South 36 degrees 27 minutes 36 seconds East 27.42 feet to a curve having a radius of 10292.66 feet, the radius point of which bears No 53 degrees 32 minutes 24 seconds East; thence Southeasterly along said curve an arc distance of 117.41 feet to a point of which bears South 52 degrees 53 seconds 11 seconds West from said radius point; thence South 00 degrees 49 seconds 16 East 84.10 feet to a curve having a radius of 10342.65 feet, the radius point of which bears North 52 30 minutes 40 seconds East; thence Northwesterly along said curve an arc distance of 53.86 feet to a point of which bears South 52 degrees 48 minutes 34 seconds West from said arc distance 53.86 feet to a point of which bears South 52 degrees 48 minutes 34 seconds West from said radius point; thence North 83 degrees 05 minutes 10 seconds West 34.75 feet; thence South 50 degrees 56 minutes 58 seconds West 1134.72 feet; thence South 05 degrees 45 minutes 02 seconds West 35.23 feet; thence South 39 degrees 26 minutes 55 seconds West 5.00 feet; thence North 82 degrees 19 minutes 55 seconds West 36.74 feet to a point on a curve to the right non-tangent to the last described line having a radius of 530.00 feet, the radius point of said curve bears North 38 degrees 46 minutes 37 seconds West from said point; thence Westerly along said curve 286.74 feet to the East line of said Section 27. said point bears South 02 degrees 46 minutes 43 seconds East from the radius point of the curve; thence along said East line South 00 degrees 44 minutes 59 seconds East 940.94 feet to the place of beginning. Containing 109.212 acres more or less. Subject to easements and rights of ways of record

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R3 / 12-11)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property

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

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ 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 information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation,* ***BEFORE*** *a deduction may be approved.*
3. *To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.*
4. *Property 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(j)]*
5. *The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer		
Indiana Industrial Services, LLC		
Address of taxpayer *(number and street, city, state, and ZIP code)*		
5294 Performance Way Whitestown, IN 46075		
Name of contact person	Telephone number	E-mail address
David A. Berkenes, Controller	(574) 258-0099	dberkenes@indianaindustrial.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Town of Whitestown, IN Town Council		
Location of property	County	DLGF taxing district number
Perry Industrial Park	Boone	60-20
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*		Estimated start date *(month, day, year)*
40,000 sf addition to existing 40,000 sf commercial building constructed in 2010. For use as inventory warehousing and equipment storage.		06/01/2012
		Estimated completion date *(month, day, year)*
		09/30/2012

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
81.00	$2,536,000.00	81.00	$2,536,000.00	10.00	$296,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,980,000.00	1,462,200.00
Plus estimated values of proposed project	800,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	2,780,000.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Title	Date signed *(month, day, year)*
	Vice President	4-24-12

FOR USE OF THE DESIGNATING BODY

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

A. The designated area has been limited to a period of time not to exceed _____ calendar years * *(see below)*. The date this designation expires is _____ .

B. The type of deduction that is allowed in the designated area is limited to:
   1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
   2. Residentially distressed areas ☐ Yes ☐ No
   3. Occupancy of a vacant building ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ _____.

D. Other limitations or conditions *(specify)*_____

E. The deduction is allowed for _____ years* *(see below)*.

F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
   If yes, attach a copy of the alternative deduction schedule to this form.

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

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

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

A. For residentially distressed areas, the deduction period may not exceed five (5) years.
B. For redevelopment and rehabilitation or real estate improvements:
   1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
   2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
C. For vacant buildings, the deduction period may not exceed two (2) years.

Original Document

RESOLUTION NO. 2012-26

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

INDIANA INDUSTRIAL SERVICES, 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. 2005-01, declared an area which is situated within the Town consisting of approximately 188 acres, located generally north of County Road 550 South and between State Road 267 and Indianapolis Road; and east of Indianapolis Road north and south of the interchange of Indianapolis Road, State Road 267 and 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 received from Indiana Industrial Services, LLC ("Indiana Industrial") the Application for Real Property Tax Abatement, including a Statement of Benefits on Form SB-1/RP, attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application"); and

WHEREAS, the Town Council has been advised by Indiana Industrial of a 40,000 square foot proposed expansion project (the "Project") on a site within the ERA #1, all of which is more particularly described in the Abatement Application; and

WHEREAS, Indiana Industrial anticipates increases in the assessed value of its real property by reason of the Project and has requested real property tax abatement with respect to such anticipated increases; 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 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 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 Indiana Industrial to invest in the Project, the Abatement Application is hereby approved effective upon adoption of this Resolution and subject to Indiana Industrial meeting the following conditions:

a. As more particularly described in the Memorandum of Understanding for Tax Abatement between Indiana Industrial and the Town and included with the Abatement Application (the "MOU"), Indiana Industrial 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 timeframes required under the MOU;

b. Indiana Industrial 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 the Statement of Benefits (Form SB-1/RE) as presented to and approved by the Town Council; and

c. Indiana Industrial shall provide the Town Council an annual update regarding the timing of the construction of the improvements on the Project.

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

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

6. This Resolution shall take effect upon its adoption and shall entitle Indiana Industrial 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. 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/RE.

Original Document

ADOPTED this 15th day of May, 2012.

Dawn Semmler, President

Susan Austin, Council Member

Julie Whitman, Council Member

Kevin Russell, Council Member

Eric Miller, Council Member

ATTEST:

Amanda Andrews,
Clerk-Treasurer

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