

**WHITELAND TOWN COUNCIL
RESOLUTION NO. 2022-09**

**A RESOLUTION DECLARING CERTAIN AREA WITHIN THE TOWN OF
WHITELAND AN ECONOMIC REVITALIZATION AREA AND QUALIFYING
CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT AND
SETTING THE TIME AND PLACE FOR A PUBLIC HEARING**

(Wrigley Real Estate Holdings LLC)

WHEREAS, the Town of Whiteland, Indiana, (the "Town"), recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the Whiteland Town Council further recognizes that it is in the best interest of the Town of Whiteland to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real and personal property tax abatement within Economic Revitalization Areas ("ERA") and provides for the adoption of such a program;

WHEREAS, the Whiteland Town Council desires to establish such an ERA within the Town of Whiteland;

WHEREAS, the approximately .5 acre of property located at 730 E. Main St., the approximately 1.76 acres of property located 740 E. Main St., and the approximately .124 acre of property located 169 N. State St., in Whiteland, Indiana, identified as Parcel No's. 41-05-22-034-002.000-028, 41-05-22-034-001.000-028, and 41-05-22-034-003.000-028 and more particularly described and depicted on Exhibit A attached hereto and incorporated herein (the "Real Estate") 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 or prevented a normal development of property or use of property;

WHEREAS, Wrigley Real Estate Holdings LLC (hereafter "Wrigley" or "Applicant") proposes to redevelop the Real Estate as the term is contemplated by Ind. Code § 6-1.1-12.1-1(5), and requests an economic revitalization area designation of the Real Estate;

WHEREAS, Wrigley intends to construct a single, approximately 17,000 square foot building which will facilitate two new businesses, an insurance company and a marketing company (the "Project").

WHEREAS, Wrigley has invested approximately \$351,200 for the acquisition of land for the Project, and proposes to invest approximately \$1,649,985 for buildings and other improvements on the Real Estate, which Project will retain 64 current employees, and once completed, will create 30 additional employment positions and additional payroll in the Town;

WHEREAS, Wrigley has filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property) with the Town and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit B (the "Application"); and

WHEREAS, the Whiteland Town Council has reviewed the Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and been otherwise duly advised and has determined that it is in the best interests of the Town to allow the deductions for the Real Estate improvements described in the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITELAND TOWN COUNCIL THAT:

Section 1. The area legally described and depicted on the attached Exhibit A is found to be an area within Whiteland Town Council jurisdiction that meets the statutory criteria of an Economic Revitalization Area.

Section 2. The area legally described and depicted on the attached Exhibit A is hereby declared an Economic Revitalization Area to be known as the "Wrigley Real Estate Holdings Economic Revitalization Area."

Section 3. The Whiteland Town Council hereby determines that it is in the best interest of the Town to allow the deduction under Ind. Code § 6-1.1-12.1-3 for the real estate improvements within the above-designated ERA, as requested in the Application, based upon the following findings:

- (1) The estimate of the value of the redevelopment of the Real Estate is reasonable for projects of that nature.
- (2) The estimate of the number of individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.
- (3) The estimate of the annual salaries of the individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.
- (4) The nature of the improvements and the projected property taxes to be paid, create benefits of the type and quality anticipated by the Whiteland Town Council within the above-designated ERA and can reasonably be expected to result from the proposed described redevelopment.
- (5) The totality of benefits is sufficient to justify the deductions.

Section 4. The Application for Real Property Tax Abatement and Statements of Benefits Real Estate Improvements (Form SB-1 / Real Property) as submitted are hereby approved.

Section 5. The owner of the real estate improvements constructed within the above-designated ERA shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a

period of ten (10) years with respect to real estate improvements constructed as contemplated by and reflected in the Application, according to the following schedule:

| | |
|--------------|-------------|
| Year 1: 100% | Year 6: 40% |
| Year 2: 95% | Year 7: 30% |
| Year 3: 80% | Year 8: 20% |
| Year 4: 65% | Year 9: 10% |
| Year 5: 50% | Year 10: 5% |

Section 6. In consideration of the value of the property tax deductions granted to Wrigley by the Town, Wrigley agrees and commits, for itself and future owners of the Real Estate, to not file any real property tax assessment appeal, review, or other challenge (“Appeal”) of the real property tax assessments made for the Real Estate during the time periods for which real property tax deductions are authorized in relation to this Resolution, unless (i) the assessed value of the Real Estate exceeds the total actual investment in the Real Estate (including, but not limited to, the purchase price and the costs of any improvements), (ii) significant damage to the physical condition of the Real Estate has occurred that would reasonably affect the assessed value of the Real Estate, or (iii) the construction of the Project has been completed and fully assessed and the Real Estate’s assessment has increased by more than five percent (5%) over the prior year’s fully assessed value; that in the event Wrigley or another owner of the Real Estate desires to file such an Appeal, Wrigley or the owner of the Real Estate shall provide the Town with a copy of the Appeal within five (5) business days of the filing of the appeal; that violation of the restrictions on and conditions applicable to an Appeal shall permit the Town to terminate the property tax deductions; and that this paragraph shall run with the Real Estate and be binding on future owners of the Real Estate to the extent allowed by law.

Section 7. Two (2) copies of the Wrigley Economic Revitalization Area map, shall be on file in the Office of the Clerk-Treasurer of Whiteland, Indiana, and the Town Council directs the Clerk-Treasurer to maintain for public inspection the two (2) copies in the files of the Clerk-Treasurer.

Section 8. Notice of the adoption and the substance of this Resolution as required by Ind. Code § 6-1.1-12.1-2.5 shall be published in accordance with Ind. Code § 5-3-1, which notice shall advise that at the Whiteland Town Council’s meeting on April 12, 2022 at 7:00 p.m., or at such other date and time as proper notice is given, the Council will receive and hear all remonstrance and objections from interested persons, and, having heard and considered same, will act to rescind, modify and confirm, or confirm this Resolution. All other disclosures and filings required by Ind. Code § 6-1.1-12.1-2.5 shall also be timely accomplished.


Section 9. A copy of the above-referenced notice of adoption and a statement containing substantially the same information as the Statement of Benefits Real Estate Improvements included in composite Exhibit B shall be filed with the officers of each taxing unit that has authority to levy property taxes in the geographic area which is hereby allowed deductions, at least ten (10) days prior to the public hearing on this Resolution.

Section 10. A copy of this Resolution shall be filed with the Johnson County Assessor’s Office and made available at that office for public inspection.

Section 11. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Resolution, and a suitable and equitable provision shall be substituted for such provision in order to carry out, so far as may be valid and enforceable, the intent and purpose of the provision and this Resolution.

5 DULY PASSED AND ADOPTED on the 12 day of April, 2022, by a vote of 5 in favor and 0 against.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL



Brad Goedecker, President

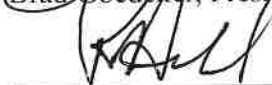
VOTING IN FAVOR

VOTING OPPOSED



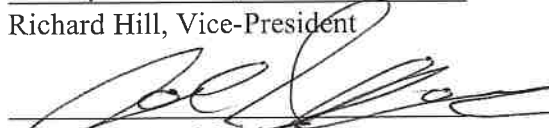
Brad Goedecker, President

Brad Goedecker, President



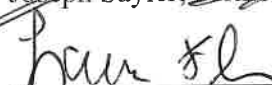
Richard Hill, Vice-President

Richard Hill, Vice-President



Joseph Sayler, Member

Joseph Sayler, Member



Laura Fleury, Member


Laura Fleury, Member



David Hawkins, Member

David Hawkins, Member

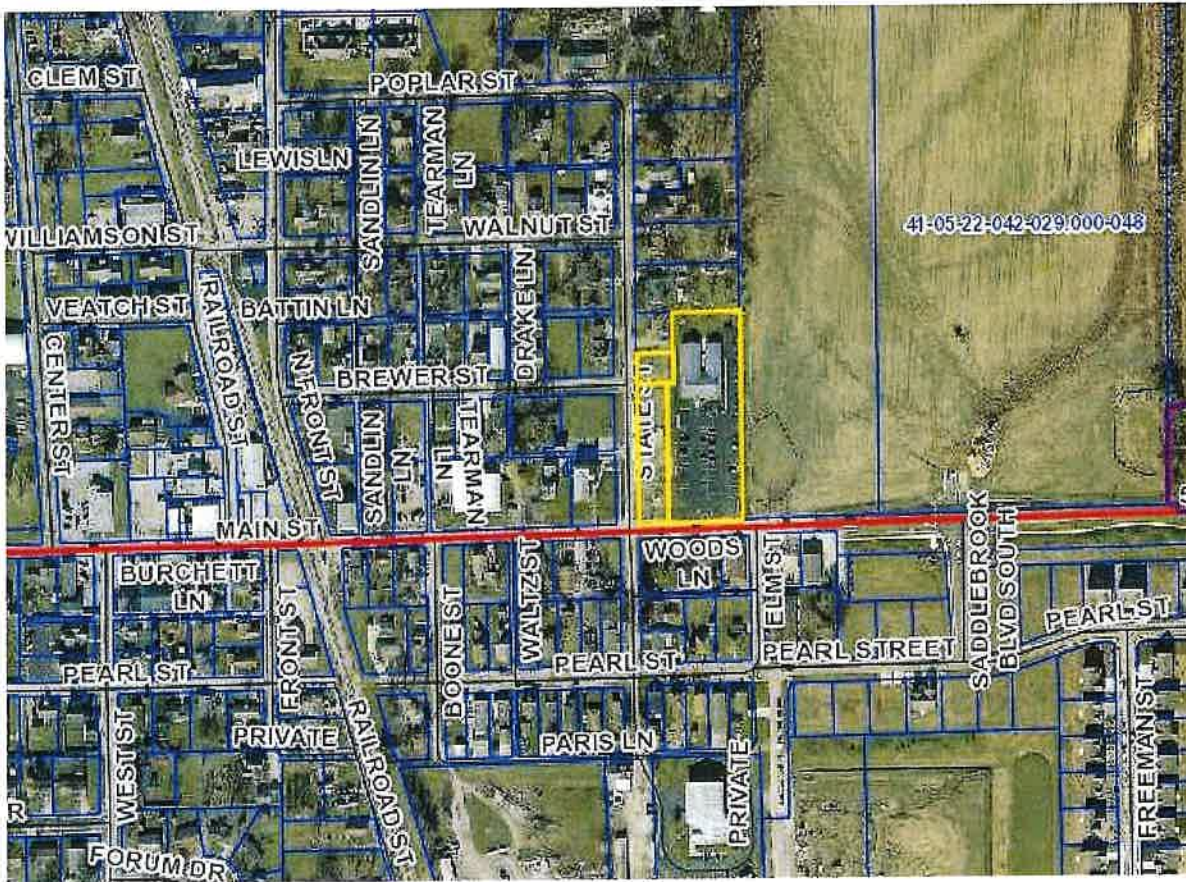
ATTEST:



Debra L. Hendrickson, Clerk-Treasurer

Exhibit A

**Depiction of Wrigley Economic Revitalization Area
Parcel No's: 41-05-22-034-002.000-028, 41-05-22-034-001.000-028, and
41-05-22-034-003.000-028**



Legal Description of Wrigley Economic Revitalization Area
Parcel No's: 41-05-22-034-002.000-028, 41-05-22-034-001.000-028, and
41-05-22-034-003.000-028

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 13, RANGE 4 EAST.

BEGINNING ON THE SOUTH LINE OF SAID HALF QUARTER SECTION AT A POINT 12
CHAINS AND 4 LINKS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE
NORTH, 5 CHAINS; THENCE EAST, 1 CHAIN; THENCE SOUTH 5 CHAINS; THENCE
WEST, 1 CHAIN, TO THE PLACE OF BEGINNING.

AND:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID HALF QUARTER SECTIONS
THAT IS 287 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE
DEFLECTING 91 DEGREES 21 MINUTES RIGHT FROM SAID LINE AND RUNNING
NORTHERLY 477.70 FEET; THENCE WEST 154.0 FEET; THENCE SOUTH 147.7 FEET;
THENCE WEST 14 FEET; THENCE SOUTH 330 FEET TO SAID SOUTH LINE THENCE
EAST ON AND ALONG SAID SOUTH LINE 162.36 FEET TO THE PLACE OF
BEGINNING, CONTAINING 1.76 ACRES MORE OR LESS.

AND:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 525.36 FEET WEST OF AND 398.00 FEET NORTH OF THE
SOUTHEAST CORNER OF SAID HALF QUARTER SECTION SAID POINT BEING IN
THE EAST LINE OF STATE STREET AND 272.0 FEET SOUTH OF THE NORTH LINE OF
WALNUT STREET AS EXTENDED IN THE TOWN OF WHITELAND, INDIANA;
THENCE EAST PARALLEL TO THE NORTH LINE OF WALNUT STREET EXTENDED
80.0 FEET; THENCE SOUTH 67.7 FEET PARALLEL TO THE EAST LINE OF STATE
STREET; THENCE WEST 80.0 FEET PARALLEL TO THE SAID NORTH LINE; THENCE
NORTH ON AND ALONG THE EAST LINE OF STATE STREET 67.7 FEET TO THE
PLACE OF BEGINNING.

Exhibit B

Application for Property Tax Abatement

[See attached]

TAX ABATEMENT APPLICATION CHECKLIST

Please include all of the following documents together at the time of submittal (submission via e-mail as a single electronic PDF file is preferred):

- Completed Tax Abatement Application Form
- Completed and Signed Statement of Benefits Form (SB-1 Form, latest version to be obtained from State website)
- Legal Description and Map Depicting Location of Property
- Site Plan and Elevation Renderings of Real Property Improvements
- Financial Worksheet 1
- Summary of Tax and Abatement Projections
- Signed Signature Page

APPLICATION FOR PROPERTY TAX ABATEMENT

Person/Organization/Entity Requesting Abatement (Applicant)

Name: Wrigley Real Estate Holdings LLC

Address: 740 E. Main St.

City: Whiteland State: Indiana Zip: 46184

Primary Contact: D. Mike Wood Title: Manager

Phone: 317-535-4804 Email: mwood@bawfg.com

Property Owner (if different)

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Contact: _____ Title: _____

Phone: _____ Email: _____

Description of Project

Project Location/Address: 730 E. Main St., 740 E. Main St. and 169 N. State St.

Parcel Number: 41-05-22-034-002.000-028, 41-05-22-034-001.000-028 &
41-05-22-034-003.000-028

Brief Description of Project: Construction of new almost 17,000 square foot building which will facilitate two new businesses. An insurance company and a marketing company. Enable future growth in the current business adding additional employees and providing for a significant increase in the Town of Whiteland tax and job base.

Current Zoning of Property: C-2

Current Assessed Value of Property:

740 E. Main St.

Land: 167,200.00

Building: 185,000.00

730 E. Main St.

Land: 20,100.00

Building: 89,500.00 (Note: Structure demolished in 2020) for purposes of Worksheet 1 the total value was used for land calculations.

169 N. State St.

Land: 18,900.00

Building: 55,500.00 (Note: Structure demolished in 2020) for purposes of Worksheet 1 the total value was used for land calculations.

Brief Company History: Wrigley Real Estate Holdings LLC is the owner of the real estate; D. Mike Wood is the sole member. D. Mike Wood operates Bailey & Wood Financial Group at 740 E. Main St. and desires to expand the business through the acquisition of adjoining parcels and construction of two new buildings.

Project Details

Requested Abatement (circle as applicable):

1) Real Property 2) Personal Property 3) Both 4) Vacant Building

Length of Abatement Requested: 10 years

Abatement Schedule Requested: 1) Standard 2) Custom (please attach)

Type of Facility: Commercial Offices

Facility Size (Sq. Ft.): Building 1 8121 square feet, Building 2 8387 square feet and existing building 9806 square feet Site Size (acres): 2.384

Will Real Estate be Leased or Purchased: Leased

Anticipated Closing Date: 730 E. Main St. was acquired in February of 2021, 169 N. State St. was acquired in December of 2020

Projected Construction Start Date: May 2022

Projected Operations Start Date: May 2023

Latest Date Shell of Building will be completed: May 2023

Project will be: (a) new business (c) relocation in Indiana
(b) new expansion (d) relocation from out of state
(e) Other: _____

Will project be developed in stages: (a) yes (b) no

If yes, explain: _____

What are the projected investments and jobs goals?

Land: \$351,200.00
Improvements: \$1,649,98500

Jobs Retained: 10 current employees to relocate to Whiteland, have been working remotely due to space constraints.

Jobs Created: 30

If applicant is a corporation: NO an Indiana limited liability company

What is the State of incorporation: _____

In what states is the corporation licensed to do business: _____

Which approvals or permits will this project require?

- | | |
|----------------------|-----------------------|
| (a) Zoning change | (e) Variance |
| (b) Annexation | (f) Special exception |
| (c) Plat approval | (g) Building permit |
| (d) Development plan | (h) Other _____ |

Will additional public facilities/infrastructure be required? 1) YES 2) NO

If yes, please describe and state who is installing: _____

Provide names of any parent, subsidiary, and/or affiliated entities: _____

Do you have legal counsel: 1) YES 2) NO

If yes:

Firm: Van Valer Law Firm LLP
Contact: Eric W. Prime, Esq.
Address: 225 S. Emerson Ave., Suite 181 Greenwood, IN 46143
Phone: 317-881-7575
Email: eric@vanvalerlaw.com

Explain why abatement is necessary for this project: Without a tax abatement being granted, the company cannot expand its current business in Whiteland. The tax abatement will offset a portion of the construction and start up costs associated with the project.

WORKSHEET NO. 1

(Note: If the requested abatement is for other than the standard 10 year schedule, this Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 10 Years

Project Name: Wrightley Real Estate Holding LLC
 Location: 740 E. Main St., Whiteland, IN 46184
 Tax District Number: 028
 Current Date: March 28, 2022

CURRENT
 R.E. Tax Rate \$2.5436

Land: 2.384 Acres
 : \$351,200.00 Assessed Value
 : \$4615.00 Assessed Taxes Paid

PROPOSED
 R.E. Tax Rate \$(Same as current)

Land: 2.384 Acres
 : \$351,200.00 Est. Assessed Value
 : \$8933.12 Est. Annual Taxes

Bldg(s): 9806 Square Feet
 : \$185,000.00 Assessed Value
 : \$4705.66 Assessed Taxes Paid

Bldg(s): \$2,092,836.00 Projected Investment
 : \$1,649,985.00 Est. Assessed Value
 : \$ 41,970.00 Est. Annual Taxes

Mfg. Equipt. Investment: \$0.00

Non Mfg. Equipt. Investment: \$0.00

| | <u>Year 1</u> | <u>Year 2</u> | <u>Year 3</u> | <u>Year 4</u> | <u>Year 5</u> | <u>Year 6</u> | <u>Year 7</u> | <u>Year 8</u> | <u>Year 9</u> | <u>Year 10</u> | <u>TOTALS</u> |
|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|
| <u>BUILDINGS</u> | | | | | | | | | | | |
| Abatement Rate: | 100% | 95% | 80% | 65% | 50% | 40% | 30% | 20% | 10% | 5% | |
| Amount Abated: | \$41,970.00 | \$39,871.50 | \$33,576.00 | \$27,280.50 | \$20,985.00 | \$16,788.00 | \$12,591.00 | \$8,394.00 | \$4,197.00 | \$2,098.50 | \$207,751.50 |
| Taxes Dues: | \$ | \$2,098.50 | \$8,394.00 | \$14,689.50 | \$20,985.00 | \$25,182.00 | \$29,379.00 | \$33,576.00 | \$37,773.00 | \$39,871.50 | \$211,948.50 |

| | <u>100%</u> | <u>90%</u> | <u>80%</u> | <u>70%</u> | <u>60%</u> | <u>50%</u> | <u>40%</u> | <u>30%</u> | <u>20%</u> | <u>10%</u> | |
|--------------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----|
| <u>Manufacturing Equipment</u> | | | | | | | | | | | |
| Abatement Rate: | 100% | 90% | 80% | 70% | 60% | 50% | 40% | 30% | 20% | 10% | |
| Amount Abated: | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Taxes Dues: | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Taxes w/o Abatement | | | | | | | | | | | |
| Ten Year Total: | \$509,031.20 | | | | | | | | | | |
| Taxes w/ Abatement | | | | | | | | | | | |
| Ten Year Total Paid: | \$301,279.70 | | | | | | | | | | |
| Ten Year Total Abatement: | \$207,751.50 | | | | | | | | | | |

Other Taxes
 Increased Taxes on Land After Development: \$43,181.20
 Taxes on New Non-Manufacturing Equipment: \$0.00

Ten Year Total Other Taxes: \$43,181.20

**Summary of Tax and Abatement Projections for Abatement
Over 10 Year Period**

(Should be based on Worksheet No. 1)

Duration of Requested Abatement: 10 Years

I. Current Conditions:

| | | |
|----|--|--------------------|
| A. | Current Annual Real Estate Taxes: | <u>\$9,320.66</u> |
| B. | Current Annual Personal Property Taxes: | <u>0.00</u> |
| C. | Combined Total: | <u>\$9,320.66</u> |
| D. | Projected Combined Total (Over 10 Year Period): | <u>\$93,206.60</u> |

II. Calculation of Property Taxes, after Development, Without Abatement, Over 10 Year
Period:

| | | |
|----|---|---------------------|
| A. | Projected Annual Real Estate Taxes: | <u>\$50,903.12</u> |
| B. | Projected Annual Personal Property Taxes: | <u>0.00</u> |
| C. | Combined Annual Total: | <u>\$50,903.12</u> |
| D. | Combined Total Over 10 Year Period: | <u>\$509,031.20</u> |

III. Calculation of Projected Property Taxes, after Development, With Abatement, Over 10
Year Period:

| | | |
|----|---|---------------------|
| A. | Estimated Real Estate Taxes (Land and Improvements) (without Abatement): | <u>\$509,031.20</u> |
| B. | Less Estimated Real Property Tax Abatement: | <u>\$207,751.50</u> |
| C. | Estimated Personal Property Taxes (without Abatement): | <u>0.00</u> |
| D. | Less Estimated Personal Property Tax Abatement: | <u>0.00</u> |


Projected Totals Over 10 Year Period

| | | |
|----|---|---------------------|
| E. | Total Taxes to be Paid: | <u>\$301,279.70</u> |
| F. | Total Taxes Abated: | <u>\$207,751.50</u> |
| G. | Projected Increased Taxes to be Paid coming from Land only after Development, over 10 Years (not eligible for abatement): | <u>\$43,181.20</u> |

Signature Page

In consideration for the value of the property tax deductions that may be granted in relation to this Application, and by signing below, the Applicant understands, agrees, and commits, for itself and future owners of the Real Estate, to not file any real property tax assessment appeal, review, or other challenge ("Appeal") of the real property tax assessments made for the Real Estate during the time periods for which real property tax deductions are authorized in relation to this Application, unless (i) the assessed value of the Real Estate exceeds the total actual investment in the Real Estate (including, but not limited to, the purchase price and the costs of any improvements), (ii) significant damage to the physical condition of the Real Estate has occurred that would reasonably affect the assessed value of the Real Estate, or (iii) the construction of the Project has been completed and fully assessed and the Real Estate's assessment has increased by more than five percent (5%) over the prior year's fully assessed value; that in the event Applicant or another owner of the Real Estate desires to file such an Appeal, Applicant or the owner of the Real Estate shall provide the Town with a copy of the Appeal within five (5) business days of the filing of the appeal; that violation of the restrictions on and conditions applicable to an Appeal shall permit the Town to terminate the property tax deductions; and that this paragraph shall run with the Real Estate and be binding on future owners of the Real Estate to the extent allowed by law.

As an authorized representative of the Applicant, I hereby certify, under penalties for perjury, that the information and representations made in this Application and the attached supporting documents are true and accurate to the best of my knowledge and belief.



Signature of Applicant

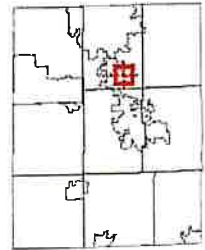
Printed: Eric Prime

Title: Attorney for Applicant

Dated: 3-29-22



Overview



Legend

-  Cities
-  Parcels
- Roads**
 -  ACCESS RAMP
 -  HIGHWAY
 -  INTERSTATE
 -  LOCAL
 -  MAJOR ARTERIAL
 -  MAJOR COLLECTOR
 -  MINOR ARTERIAL
 -  MINOR COLLECTOR
 -  PRIVATE ROAD

| | | | | | |
|-------------------------|--------------------------|---------------------|-------------------|----------------------|----------------------------------|
| Parcel ID | 41-05-22-034-002.000-028 | Alternate ID | 2200 22 06 092/00 | Owner Address | WRIGLEY REAL ESTATE HOLDINGS LLC |
| Sec/Twp/Rng | S22 | Class | Com Vacant land | | 5757 N 400 W |
| Property Address | 730 E MAIN ST | Acres | 0.5 | | BARGERSVILLE, IN 46106 |
| | WHITELAND | | | | |

District 028
Brief Tax Description E SW S22 T13 R4

(Note: Not to be used on legal documents)

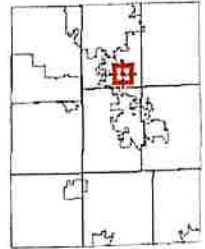
DISCLAIMER: Johnson County maintains this World Wide Web site to enhance public access to information. This site is continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. Johnson County makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The material on this site comes from a variety of sources. We do not control or guarantee the accuracy, relevance, timeliness or completeness of any outside information. Further, the inclusion of pointers to particular items is not intended to reflect their importance nor is it an endorsement of any of the views expressed or products or services offered. Maps and data are provided for informational purposes only.

Date created: 3/28/2022
 Last Data Uploaded: 3/25/2022 9:21:59 PM

Developed by  **Schneider**
 GEOSPATIAL



Overview



Legend

-  Cities
-  Parcels
- Roads**
 -  ACCESS RAMP
 -  HIGHWAY
 -  INTERSTATE
 -  LOCAL
 -  MAJOR ARTERIAL
 -  MAJOR COLLECTOR
 -  MINOR ARTERIAL
 -  MINOR COLLECTOR
 -  PRIVATE ROAD

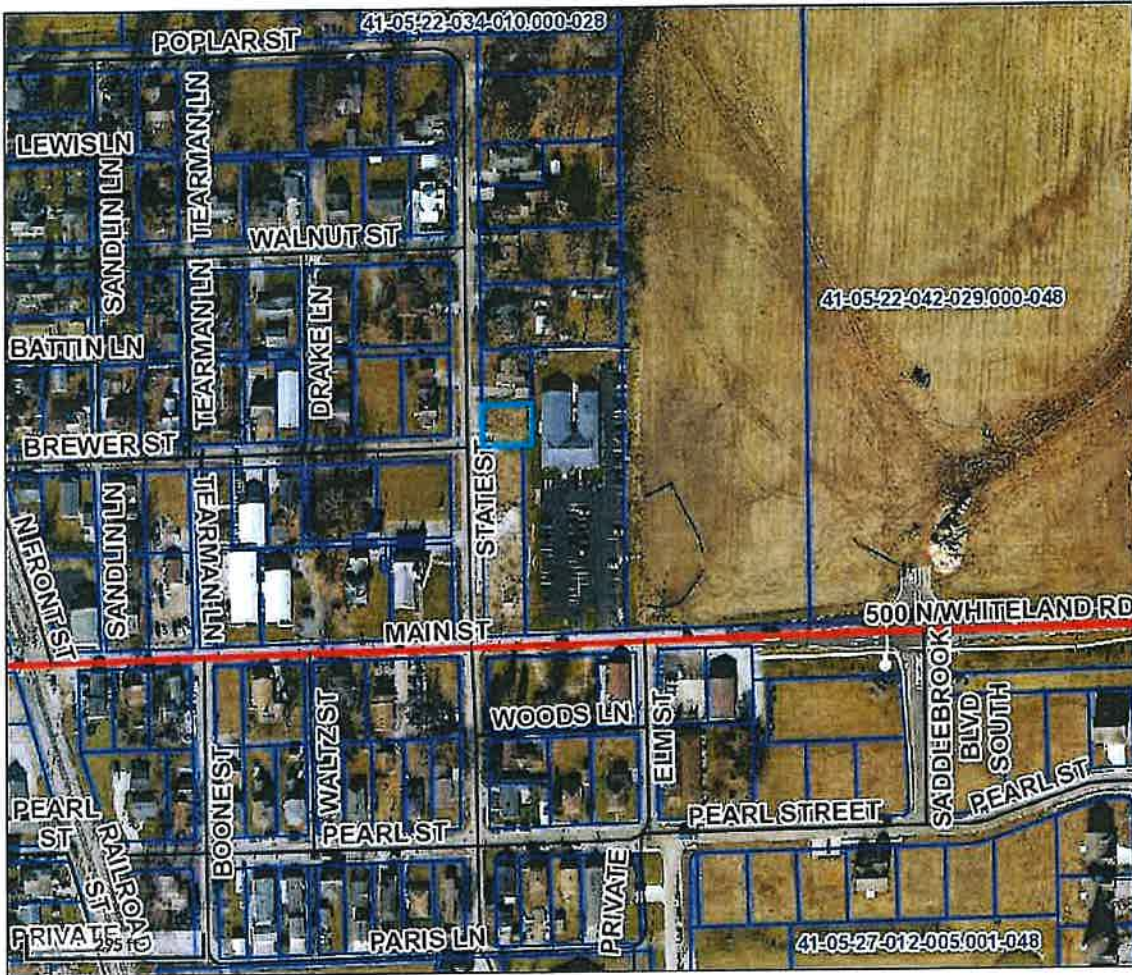
| | | | | | |
|------------------------------|----------------------------|---------------------|-----------------------------|----------------|----------------------------------|
| Parcel ID | 41-05-22-034-001000-028 | Alternate ID | 2200 22 06 091/00 | Owner | WRIGLEY REAL ESTATE HOLDINGS LLC |
| Sec/Twp/Rng | S22 | Class | Com Office bldgs 1& 2 story | Address | 5757 N 400 W |
| Property Address | 740 E MAIN ST WHITELAND | Acreage | 1.76 | | BARGERSVILLE, IN 46106 |
| District | 028 | | | | |
| Brief Tax Description | SE SW S22 T13 R4 | | | | |

(Note: Not to be used on legal documents)

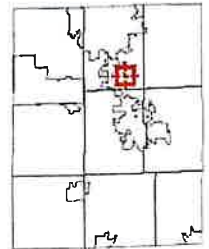
DISCLAIMER: Johnson County maintains this World Wide Web site to enhance public access to information. This site is continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. Johnson County makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The material on this site comes from a variety of sources. We do not control or guarantee the accuracy, relevance, timeliness or completeness of any outside information. Further, the inclusion of pointers to particular items is not intended to reflect their importance nor is it an endorsement of any of the views expressed or products or services offered. Maps and data are provided for informational purposes only.

Date created: 3/28/2022
Last Data Uploaded: 3/25/2022 9:21:59 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  Cities
-  Parcels
- Roads**
 -  ACCESS RAMP
 -  HIGHWAY
 -  INTERSTATE
 -  LOCAL
 -  MAJOR ARTERIAL
 -  MAJOR COLLECTOR
 -  MINOR ARTERIAL
 -  MINOR COLLECTOR
 -  PRIVATE ROAD

| | | | | | |
|-------------------------|-----------------------------|---------------------|------------------------|----------------------|----------------------------------|
| Parcel ID | 41-05-22-034-003.000-028 | Alternate ID | 2200 22 06 094/00 | Owner Address | WRIGLEY REAL ESTATE HOLDINGS LLC |
| Sec/Twp/Rng | S22 | Class | Res Vacant platted lot | | 5757 N 400 W |
| Property Address | 169 N STATE ST WHITELAND | Acreeage | 0.124 | | BARGERSVILLE, IN 46106 |

District 028
Brief Tax Description ESW S22 T13 R4

(Note: Not to be used on legal documents)

DISCLAIMER: Johnson County maintains this World Wide Web site to enhance public access to information. This site is continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. Johnson County makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The material on this site comes from a variety of sources. We do not control or guarantee the accuracy, relevance, timeliness or completeness of any outside information. Further, the inclusion of pointers to particular items is not intended to reflect their importance nor is it an endorsement of any of the views expressed or products or services offered. Maps and data are provided for informational purposes only.

Date created: 3/28/2022
 Last Data Uploaded: 3/25/2022 9:21:59 PM

Developed by  **Schneider**
 GEOSPATIAL

2021-005856
RECORDED ON
02/25/2021 12:11:05 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC FEE: 25.00
PAGES: 3

Duly Entered For Taxation
IMACS Subject to Final Acceptance
For Transfer Feb 25 2021
Pamela J. Burton
AUDITOR JOHNSON COUNTY, IND.

When Recorded Return To:
Quality Title Insurance
Recording Department
750 East Southport Rd.
Indianapolis, IN 46227
recording@qualitytitle.com

CORPORATE WARRANTY DEED

This Indenture, Made this 5th day of February, 2021, between CRISIS PREGNANCY CENTER OF JOHNSON COUNTY INC., Grantor, of JOHNSON County, State of Indiana, CONVEYS and WARRANTS to WRIGLEY REAL ESTATE HOLDINGS LLC, GRANTEE, of JOHNSON County, State of Indiana.


WITNESSETH: That said grantor, for and in consideration of the sum of TEN and No/100 DOLLARS, (\$10.00) and other valuable considerations to said grantees in hand paid by said grantees, the receipt whereof is hereby acknowledged, do by these presents has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in JOHNSON County, Indiana, wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

MORE COMMONLY KNOWN AS: 730 E. MAIN ST., WHITELAND, IN 46184-0000
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES ASSESSED NOV, 2019 DUE AND PAYABLE IN NOV, 2020 AND ALL SUBSEQUENT INSTALLMENTS AND YEARS THEREAFTER.

PARCEL # 41-05-22-034-002.000-028

IN WITNESS WHEREOF, grantor hereby represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporation capacity to convey the Real Estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.
GRANTOR certifies under oath that no Indiana income tax is due and payable.

x 
CRISIS PREGNANCY CENTER OF JOHNSON COUNTY INC.
BY: Beth A. Taylor
Title of Officer: President

Sales Disclosure Approved
Johnson County Assessor

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared Beth A. Taylor of THE President OF CRISIS PREGNANCY CENTER OF JOHNSON COUNTY INC. who acknowledged the execution of the foregoing instrument.
Witness my hand and Notarial Seal this 5th day of February, 2021.

[Signature]
NOTARY PUBLIC

Notary Printed Name:
My Commission Expires:
My County of Residence:



SEND TAX STATEMENTS TO GRANTEE'S STREET OR RURAL ROUTE ADDRESS:

5757 N. 400 W Bergersville, Ind 46106
This Form Prepared by: JOSEPH G. STRIEWE, ATTORNEY-AT-LAW
21-0379F

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sharon Hamilton

EXECUTED AND DELIVERED in my presence:

[Signature]
Witness' Signature

Randy Arnold
Witness' Printed Name



STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public for said County and State, personally appeared Randy Arnold, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Beth A. Taylor THE President of CRISIS PREGNANCY CENTER OF JOHNSON COUNTY INC. in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 5th day of February, 2021.

[Signature]
NOTARY PUBLIC

Notary Printed Name:
My Commission Expires:
My County of Residence:

(Seal)

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE PURSUANT TO I.C. 36-2-7-10.

Exhibit "A"

Legal Description

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 13, RANGE 4 EAST.

BEGINNING ON THE SOUTH LINE OF SAID HALF QUARTER SECTION AT A POINT 12 CHAINS AND 4 LINKS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH, 5 CHAINS; THENCE EAST, 1 CHAIN; THENCE SOUTH, 5 CHAINS; THENCE WEST, 1 CHAIN, TO THE PLACE OF BEGINNING.

2020-037040
RECORDED ON
12/22/2020 02:17:46 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC FEE: 25.00
PAGES: 2

Duly Entered For Taxation
Subject To Final Acceptance
IMAGINER For Transfer Dec 22 2020
Pamela J. Burton
AUDITOR JOHNSON COUNTY, IND.

When Recorded Return To:
Quality Title Insurance
Recording Department
750 East Southport Rd.
Indianapolis, IN 46227
recording@qualitytitle.com

WARRANTY DEED

THIS INDENTURE WITNESSETH, this 16th day of December, 2020 that **BRITTANY M. LACH**, GRANTOR, OF JOHNSON COUNTY, STATE OF INDIANA, *CONVEYS and WARRANTS* to **WRIGLEY REAL ESTATE HOLDINGS, LLC**, GRANTEE, OF JOHNSON COUNTY, STATE OF INDIANA, for and in consideration of the sum of TEN and No/100 DOLLARS, (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate, situate, lying and being in JOHNSON COUNTY, STATE OF INDIANA, to-wit:

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 525.36 FEET WEST OF AND 398.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION SAID POINT BEING IN THE EAST LINE OF STATE STREET AND 272.0 FEET SOUTH OF THE NORTH LINE OF WALNUT STREET AS EXTENDED IN THE TOWN OF WHITELAND, INDIANA; THENCE EAST PARALLEL TO THE NORTH LINE OF WALNUT STREET EXTENDED 80.0 FEET; THENCE SOUTH 67.7 FEET PARALLEL TO THE EAST LINE OF STATE STREET; THENCE WEST 80.0 FEET PARALLEL TO THE SAID NORTH LINE; THENCE NORTH ON AND ALONG THE EAST LINE OF STATE STREET 67.7 FEET TO THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: **169 N. STATE STREET, WHITELAND, IN 46184**
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES ASSESSED NOV, 2019 DUE AND PAYABLE IN NOV, 2020 AND ALL SUBSEQUENT INSTALLMENTS AND YEARS THEREAFTER.

PARCEL # 41-05-22-034-003.000-028

IN WITNESS WHEREOF, GRANTOR HEREUNTO SETS GRANTOR HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.


BRITTANY M. LACH

Sales Disclosure Approved
Johnson County Assessor

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE PURSUANT TO I.C. 36-2-7-10.
STATE OF INDIANA)

) SS:

COUNTY OF JOHNSON)

Before me, a Notary Public for said County and State, personally appeared BRITTANY M. LACH who acknowledged the execution of the foregoing instrument.
Witness my hand and Notarial Seal this 16th day of December, 2020.

NOTARY PUBLIC

Notary Printed Name:
My Commission Expires:
My County of Residence: _____



SEND TAX STATEMENTS TO GRANTEE'S STREET OR RURAL ROUTE ADDRESS:

5757 N 400 W, Bargersville, IN 46106

This Form Prepared by: JOSEPH G. STRIEWE, ATTORNEY-AT-LAW
20-4180F

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sharon Hamilton

EXECUTED AND DELIVERED in my presence:

Witness' Signature

Steve Lingg
Witness' Printed Name

STATE OF INDIANA)

) SS:

COUNTY OF JOHNSON)

Before me, a Notary Public for said County and State, personally appeared the above named Witness, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by BRITTANY M. LACH in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 16th day of December, 2020.

NOTARY PUBLIC

Notary Printed Name:
My Commission Expires:
My County of Residence: _____



Legal Descriptions

730 E. Main St.

Part of the East Half of the Southwest Quarter of Section 22, Township 13, Range 4 East.

Beginning on the South line of said half Quarter Section at a point 12 chains and 4 links East of the Southwest Corner thereof; thence North 5 chains; thence East, 1 chain; thence South, 5 chains; thence West, 1 chain, to the Place of Beginning.

740 E. Main St.

Part of the East Half of the Southwest Quarter of Section 22, Township 13 North, range 4 East of the Second Principal Meridian, described as follows:

Beginning at a point on the South line of said half Quarter Sections that is 287 feet West of the Southeast corner thereof; thence deflecting 91 degrees 21 minutes right from said line and running northerly 477.70 feet; thence West 154.0 feet; thence South 147.7 feet; thence West 14 feet; thence South 330 feet to said South line thence East on and along said South line 162.36 feet to the Place of Beginning, containing 1.76 acres more or less.

169 N. State St.

Part of the East Half of the Southwest Quarter of Section 22, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows: Beginning at a point 525.36 feet West of and 398.0 feet North of the Southeast corner of said Half Quarter Section said point being in the East line of State Street and 272.0 feet South of the North line of Walnut Street as extended in the Town of Whiteland, Indiana; thence East parallel to the North line of Walnut Street extended 80.0 feet; thence South 67.7 feet parallel to the East line of State Street; thence West 80.0 feet parallel to the said North line; thence North on and along the East line of State Street 67.7 feet to the Place of Beginning.

MARK S. CHAMPION
 A. O. C. P. I. E. I.
 1000 W. 10th St., Suite 100, Lincoln, NE 68502

BAILEY & WOOD
 FINANCIAL GROUP
 OFFICE EXPANSION
 740 Main Street
 Whiteland, Indiana

CHAMPION

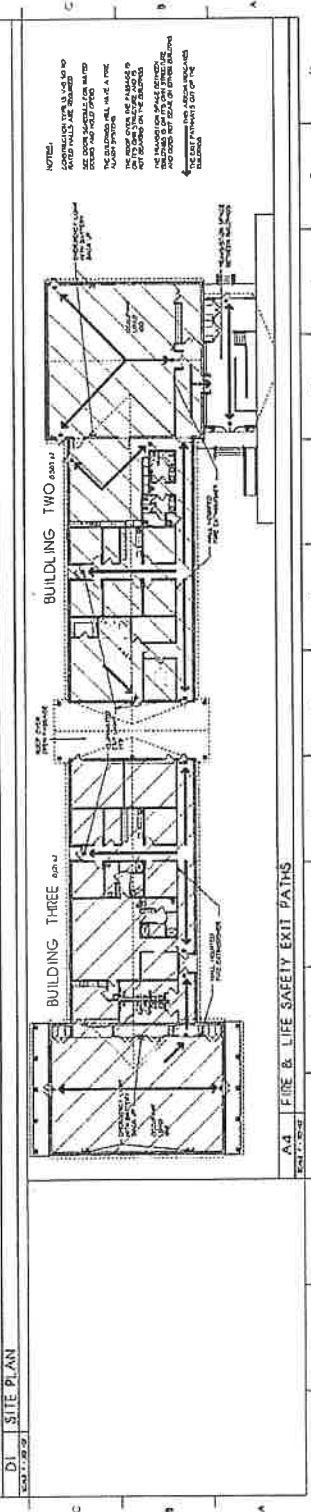
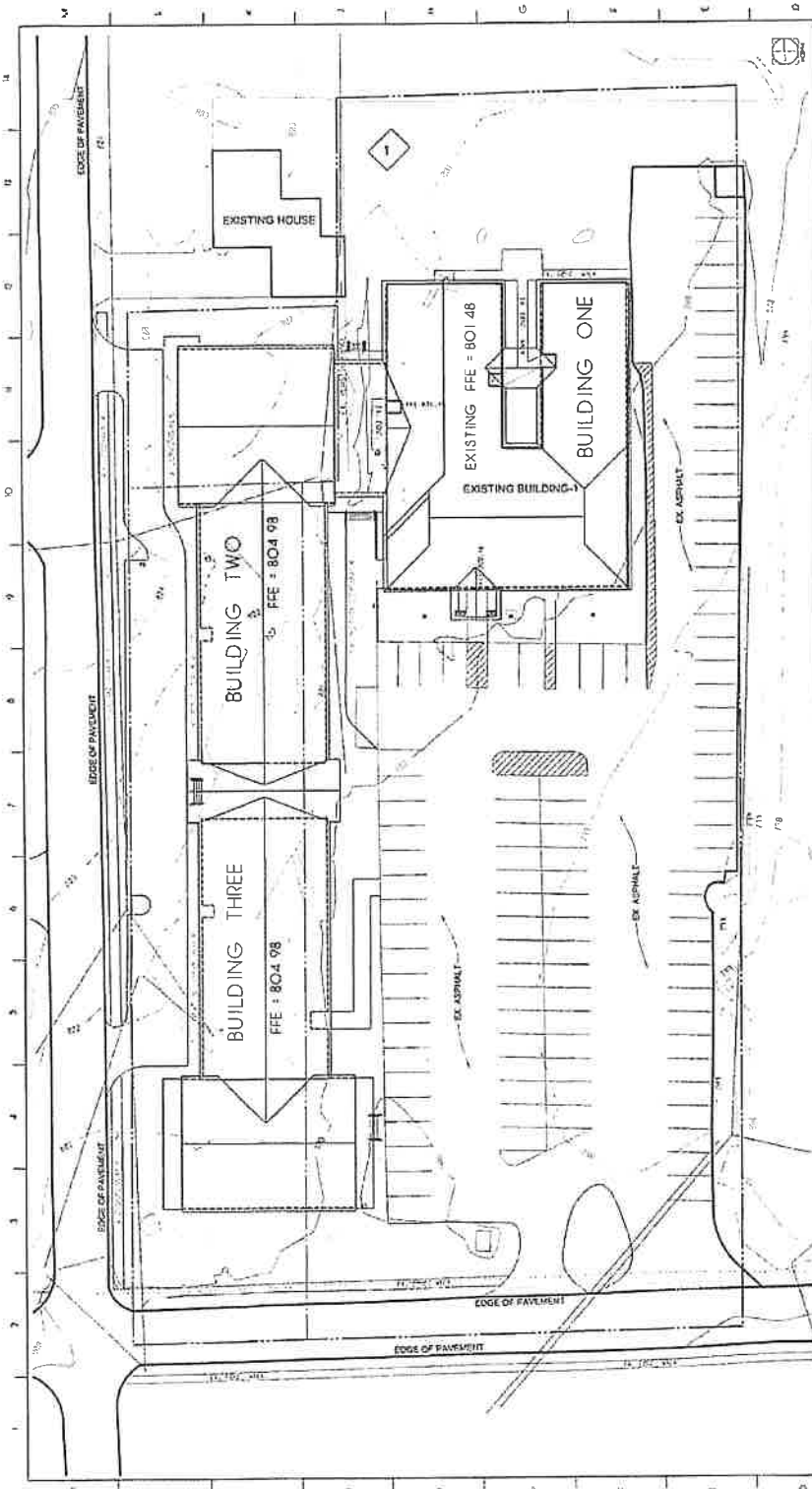


ARCHITECTURE



Date: 30 AUG 21
 Project: OGD000000
 Drawn: [Signature]

C-1





**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

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

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

INSTRUCTIONS:

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.
2. 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 mailed after April 10. A property owner who failed 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 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 is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Wrigley Real Estate Holdings LLC

Address of taxpayer (number and street, city, state, and ZIP code)
740 E. Main St. Whiteland, IN 46184

| | | |
|---|---|--|
| Name of contact person D. Mike Wood | Telephone number (317) 535-4804 | E-mail address mwood@bawfg.com |
|---|---|--|

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

| | |
|--|---|
| Name of designating body Town of Whiteland Indiana | Resolution number |
| Location of property 730 and 740 E. Main St. & 169 N. State St. W | County Johnson |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Parcel numbers 41-05-22-034-002.000-028, 41-05-22-034-001.000-028 & 41-05-22-034.003.000-028 The intent is to develop two new adjoining commercial office buildings totally almost 17,000 square feet | DLGF taxing district number 028 |
| | Estimated start date (month, day, year) May 15, 2022 |
| | Estimated completion date (month, day, year) May 15, 2023 |

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

| Current Number | Salaries | Number Retained | Salaries | Number Additional | Salaries |
|----------------|---------------|-----------------|-----------------|-------------------|-----------------|
| 64 | 70000. | 64 | 4480000. | 30 | 2100000. |

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

| | REAL ESTATE IMPROVEMENTS | |
|---|--------------------------|----------------|
| | COST | ASSESSED VALUE |
| Current values | | 351200 |
| Plus estimated values of proposed project | 2092836 | 1649985 |
| Less values of any property being replaced | | |
| Net estimated values upon completion of project | | 2001185 |

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____ Estimated hazardous waste converted (pounds) _____

Other benefits

SECTION 6 TAXPAYER CERTIFICATION

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

| | |
|--|--|
| Signature of authorized representative | Date signed (month, day, year) 3-29-22 |
| Printed name of authorized representative R. J. Porter | Title Attorney Law Applicant |

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17
Abatement schedules**

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

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

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

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