

**WHITELAND TOWN COUNCIL
RESOLUTION NO. 2022-15**

**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**

(Patch Development – Building 1)

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 163.926 acres of property located at Whiteland Road and Graham Road, Whiteland, Indiana, 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, Patch Whiteland LLC (hereafter “Patch” 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, Patch intends to construct and develop approximately 50 acres of the Real Estate with a 617,000 square feet industrial pre-cast concrete building requiring the construction of supporting infrastructure roadways, parking areas, retention ponds, and landscaping (together, the “Project”);

WHEREAS, Patch intends to invest approximately \$48,500,000 for the construction of real property improvements on the Real Estate, and once put to use by an end user, will create additional employment positions and additional payroll in the Town;

WHEREAS, Patch 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 and to meet 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 “Patch 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, subject to the abatement schedule being revised to the percentages specified in Section 5 of this Ordinance.

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: 45%	Year 6: 45%
Year 2: 45%	Year 7: 45%
Year 3: 45%	Year 8: 45%
Year 4: 45%	Year 9: 45%
Year 5: 45%	Year 10: 45%

Section 6. In consideration of the value of the property tax deductions granted to Patch by the Town, Patch 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 Patch or another owner of the Real Estate desires to file such an Appeal, Patch 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 Patch 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 August 9, 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 and/or Statement of Benefits Personal Property 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.

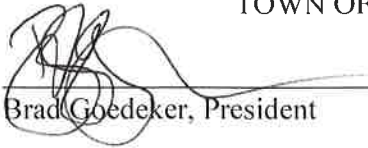
Section 10. A copy of this Resolution shall be filed with the Johnson County Assessor's Office and made available at that office for public inspection.

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.

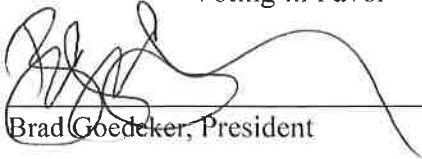
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ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 9 day of August, 2022.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL


Brad Goedeker, President

Voting In Favor

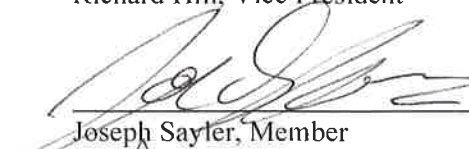

Brad Goedeker, President

Voting Opposed


Brad Goedeker, 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

Legal Description of Patch Economic Revitalization Area

The East Half of the Northeast Quarter of Section 27 and part of the West Half of the Northwest Quarter of Section 26 of Township 13 North, Range 4 East located in Johnson County Indiana, more particularly described as follows:

Beginning at the northwest corner of said Section 26, being marked by a railroad spike; thence North 88 degrees 35 minutes 47 seconds East (bearings based on the Indiana Geospatial System "Johnson County" Zone per NAD83 Datum) along the north line of the Northwest Quarter of said Section 847.98 feet to the northwest corner of a land tract conveyed to the Town of Whiteland by Warranty Deed recorded as Instrument number 2014-021904 in the Office of the Johnson County Recorder (the following nine courses being along the southern lines of said land tract);

- 1) thence South 01 degrees 24 minutes 13 seconds East 40.01 feet;
- 2) thence North 88 degrees 35 minutes 47 seconds East 120.01 feet;
- 3) thence South 87 degrees 56 minutes 07 seconds East 165.30 feet;
- 4) hence South 85 degrees 23 minutes 40 seconds East 95.52 feet;
- 5) thence South 46 degrees 14 minutes 56 seconds East 55.16 feet;
- 6) thence South 17 degrees 09 minutes 30 seconds East 88.60 feet;
- 7) thence South 08 degrees 12 minutes 01 seconds East 115.97 feet;
- 8) thence South 00 degrees 46 minutes 07 seconds East 150.00 feet;
- 9) thence North 89 degrees 13 minutes 53 seconds East 40.00 feet to the east line of the said West Half of the Northwest Quarter of Section 26;

thence South 00 degrees 46 minutes 07 seconds East along said east line 2257.39 feet to the southeast corner of said West Half of said Northwest Quarter; thence South 88 degrees 49 minutes 46 seconds West along the south line of said West Half of said Northwest Quarter 1333.29 feet to the southeast corner of the Northeast Quarter of said Section 27, being marked by a stone; thence South 88 degrees 27 minutes 36 seconds West along the south line of the East Half of said Northeast Quarter 1319.0 feet to the southwest corner thereof, being marked by a #5 rebar; thence North 01 degrees 03 minutes 23 seconds West along the west line of said East Half of said Northeast Quarter 2699.02 feet to the northwest corner thereof; thence North 88 degrees 20 minutes 12 seconds East along the north line of said East Half of said Northeast Quarter 1318.06 feet to the Point of Beginning.

Containing 163.926 acres, more or less.

Depiction of Patch Economic Revitalization Area
(Highlighted in yellow)



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: Patch Whiteland LLC

Address: 400 Alpha Drive

City: Westfield State: IN Zip: 46074

Primary Contact: Andrew Greenwood Title: VP

Phone: 317-412-4298 Email: andrew@patch-development.com

Property Owner (if different)

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Contact: _____ Title: _____

Phone: _____ Email: _____

Description of Project

Project Location/Address: 225 E Whiteland, IN 46184

Parcel Number: 41-05-26-022-010.000-048; 41-05-26-023-010.001-048;
41-05-27-011-001.000-048; 41-05-27-014-002.000-048

Brief Description of Project: Develop and Construct a new 617,000 square foot industrial pre-cast concrete building.

Current Zoning of Property: PUD

Current Assessed Value of Property:

Land: \$237,400

Building: \$0

Equipment: \$0

Brief Company History: This building is a speculative warehouse being constructed by Patch Whiteland LLC on farm land that has been unimproved to date.

Project Details

Requested Abatement (circle as applicable):

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

Length of Abatement Requested: 10 Years (level 49% a year)

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

Level 49% a year

Type of Facility: Industrial

Facility Size (Sq. Ft.): 617,000 SF Site Size (acres): +/-50

Will Real Estate be Leased or Purchased: TBD

Anticipated Closing Date: July 1, 2022

Projected Construction Start Date: August 1, 2022

Projected Operations Start Date: TBD

Latest Date Shell of Building will be completed: July 31,2023

Project will be: (a) new business (c) relocation in Indiana
(b) new expansion (d) relocation from out of state
 (e) Other: TBD – Speculative industrial building

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

If yes, explain: _____

What are the projected investments and jobs goals?

Land: \$4,137,500 (Assessed Value)
Improvements: \$30,850,000 (Assessed Value)
Machinery/Equipment: TBD
Jobs Retained: TBD
Jobs Created: TBD

If applicant is a corporation:

What is the State of incorporation: Indiana
In what states is the corporation licensed to do business: Indiana

Which approvals or permits will this project require?

- (a) Zoning change
- (b) Annexation
- (c) Plat approval
- (d) Development plan
- (e) Variance
- (f) Special exception
- (g) Building permit
- (h) Other: Establishment of a new EDA

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

If yes, please describe and state who is installing: Yes, private public partnership between Patch and Town of Whiteland

Provide names of any parent, subsidiary, and/or affiliated entities: Patch Development, LLC & Patch Properties LLC

Do you have legal counsel:

1) YES

2) NO

If yes:

Firm: Greenwood Law LLC

Contact: Andrew Greenwood

Address: PO Box 466, Bargersville, IN 46106

Phone: 317-412-4298

Email: andrew@patch-development.com

Explain why abatement is necessary for this project: In order for this building to be competitive with other buildings in the Indianapolis and south markets and to attract best in class businesses we will need abatement and a private/public partnership with the Town for the ultimate benefit of the end user/tenant, otherwise companies will go to the other municipalities where abatement and other economic development incentives are available.

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: Gateway @ WhiteLand Building 1 (617k)
 Location: 225 E WhiteLand, In 46184
 Tax District Number:
 Current Date: May 25, 2022

CURRENT

R.E. Tax Rate: 2.1% / \$5,117.78

Land: 159,774 Acres
 : \$234,700 Assessed Value
 : \$4,927.04 Assessed Taxes Paid

PROPOSED

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

Land: 50 Acres
 : \$4,137,500 Est. Assessed Value
 : \$95,990 Est. Annual Taxes

Bldg(s): 0 Square Feet
 : \$0 Assessed Value
 : \$0 Assessed Taxes Paid

Bldg(s): \$44,715,500 Projected Investment
 : \$30,850,000 Est. Assessed Value
 : \$715,720 Est. Annual Taxes

Mfg. Equipt. Investment: \$1TBD

Non Mfg. Equipt. Investment: \$1TBD

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
BUILDINGS											
Abatement Rate:	49%	49%	49%	49%	49%	49%	49%	49%	49%	49%	-----
Amount Abated:	\$350,703	\$350,703	\$350,703	\$350,703	\$350,703	\$350,703	\$350,703	\$350,703	\$350,703	\$350,703	\$3,507,030
Taxes Dues:	\$365,017	\$365,017	\$365,017	\$365,017	\$365,017	\$365,017	\$365,017	\$365,017	\$365,017	\$365,017	\$3,650,172

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
Manufacturing Equipment											
Abatement Rate:	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-----
Amount Abated:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$1TBD
Taxes Dues:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$1TBD
Taxes w/o Abatement											
Ten Year Total:	\$7,157,200										\$3,507,030

Other Taxes
 Increased Taxes on Land After Development: \$959,900
 Taxes on New Non-Manufacturing Equipment: \$1TBD
Ten Year Total Other Taxes: \$959,900

**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>\$4,927.04</u>
B.	Current Annual Personal Property Taxes:	<u>\$0</u>
C.	Combined Total:	<u>\$4,927.04</u>
D.	Projected Combined Total (Over 10 Year Period):	<u>\$49,270.40</u>

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

A.	Projected Annual Real Estate Taxes:	<u>\$715,720</u>
B.	Projected Annual Personal Property Taxes:	<u>\$TBD</u>
C.	Combined Annual Total:	<u>\$715,720</u>
D.	Combined Total Over 10 Year Period:	<u>\$7,157,200</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>\$811,710</u>
B.	Less Estimated Real Property Tax Abatement:	<u>\$350,703</u>
C.	Estimated Personal Property Taxes (without Abatement):	<u>\$TBD</u>
D.	Less Estimated Personal Property Tax Abatement:	<u>\$0</u>


Projected Totals Over 10 Year Period

E.	Total Taxes to be Paid:	<u>\$3,650,172</u>
F.	Total Taxes Abated:	<u>\$3,507,030</u>
G.	Projected Increased Taxes to be Paid coming from Land only after Development, over 10 Years (not eligible for abatement):	<u>\$959,900</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: Andrew Greenwood

Title: VP - General Counsel

Dated: June 27, 0222



**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

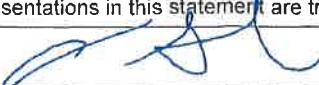
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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 Patch Whiteland LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 400 Alpha Dr, Westfield, IN 46074					
Name of contact person Andrew Greenwood		Telephone number (317) 412-4298		E-mail address andrew@patch-development.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Town of Whiteland				Resolution number	
Location of property Whiteland Rd and Graham Rd		County Johnson		DLGF taxing district number 048	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The development and construction of approximately 50 acres with a 617,000 square foot industrial pre-cast concrete building. Parcel numbers 41-05-26-022-010.000-048, 41-05-26-023-010.001-048, 41-05-27-011-001.000-048, 41-05-27-014-002.000-048				Estimated start date (month, day, year) August 1, 2022	
				Estimated completion date (month, day, year) July 31, 2023	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 0.00	Salaries \$0.00	Number Retained 0.00	Salaries \$0.00	Number Additional 0.00	Salaries \$0.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			234,700.00	234,700.00	
Plus estimated values of proposed project			48,500,000.00	35,000,000.00	
Less values of any property being replaced			0.00	0.00	
Net estimated values upon completion of project			48,734,700.00	35,234,700.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
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) 6/28/2022	
Printed name of authorized representative Andrew Greenwood			Title VP/General Counsel		

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 (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	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.

Land Description

The East Half of the Northeast Quarter of Section 27 and part of the West Half of the Northwest Quarter of Section 26 of Township 13 North, Range 4 East located in Johnson County Indiana, more particularly described as follows:

Beginning at the northwest corner of said Section 26, being marked by a railroad spike; thence North 88 degrees 35 minutes 47 seconds East (bearings based on the Indiana Geospatial System "Johnson County" Zone per NAD83 Datum) along the north line of the Northwest Quarter of said Section 847.98 feet to the northwest corner of a land tract conveyed to the Town of Whiteland by Warranty Deed recorded as Instrument number 2014-021904 in the Office of the Johnson County Recorder (the following nine courses being along the southern lines of said land tract);

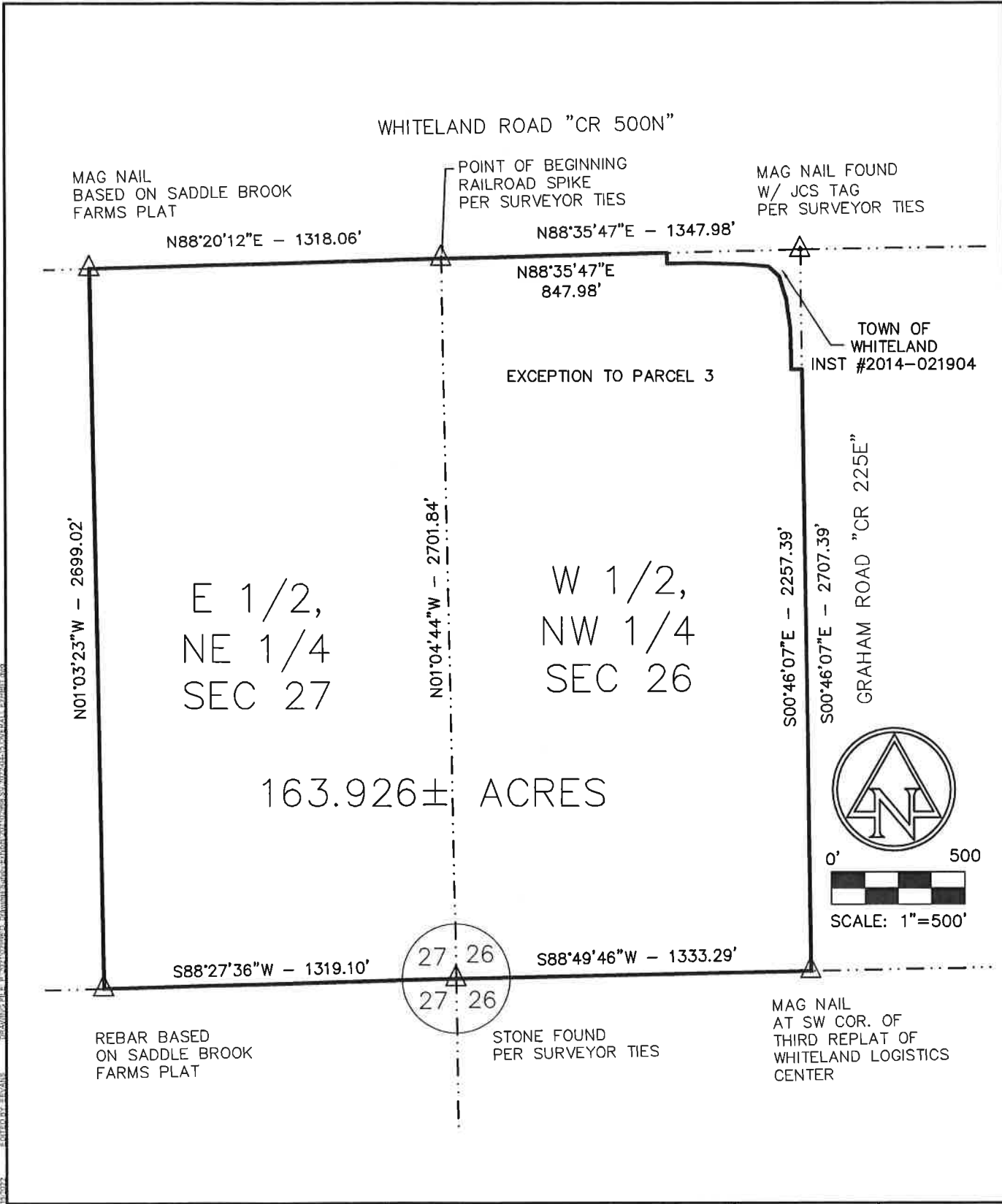
- 1) thence South 01 degrees 24 minutes 13 seconds East 40.01 feet;
- 2) thence North 88 degrees 35 minutes 47 seconds East 120.01 feet;
- 3) thence South 87 degrees 56 minutes 07 seconds East 165.30 feet;
- 4) hence South 85 degrees 23 minutes 40 seconds East 95.52 feet;
- 5) thence South 46 degrees 14 minutes 56 seconds East 55.16 feet;
- 6) thence South 17 degrees 09 minutes 30 seconds East 88.60 feet;
- 7) thence South 08 degrees 12 minutes 01 seconds East 115.97 feet;
- 8) thence South 00 degrees 46 minutes 07 seconds East 150.00 feet;
- 9) thence North 89 degrees 13 minutes 53seconds East 40.00 feet to the east line of the said West Half of the Northwest Quarter of Section 26;

thence South 00 degrees 46 minutes 07 seconds East along said east line 2257.39 feet to the southeast corner of said West Half of said Northwest Quarter; thence South 88 degrees 49 minutes 46 seconds West along the south line of said West Half of said Northwest Quarter 1333.29 feet to the southeast corner of the Northeast Quarter of said Section 27, being marked by a stone; thence South 88 degrees 27 minutes 36 seconds West along the south line of the East Half of said Northeast Quarter 1319.0 feet to the southwest corner thereof, being marked by a #5 rebar; thence North 01 degrees 03 minutes 23 seconds West along the west line of said East Half of said Northeast Quarter 2699.02 feet to the northwest corner thereof; thence North 88 degrees 20 minutes 12 seconds East along the north line of said East Half of said Northeast Quarter 1318.06 feet to the Point of Beginning.

Containing 163.926 acres, more or less.

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AMERICAN STRUCTUREPOINT INC. 9025 River Road, Suite 200 Indianapolis, Indiana 46240 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com	GATEWAY AT WHITELAND	Drawn By: EE	1 OF 2 1
	PREPARED FOR PATCH DEVELOPMENT	Date: 04-15-2022	
		Job No.: 2021.02998	



E 1/2,
NE 1/4
SEC 27

W 1/2,
NW 1/4
SEC 26

163.926 ± ACRES



SCALE: 1"=500'

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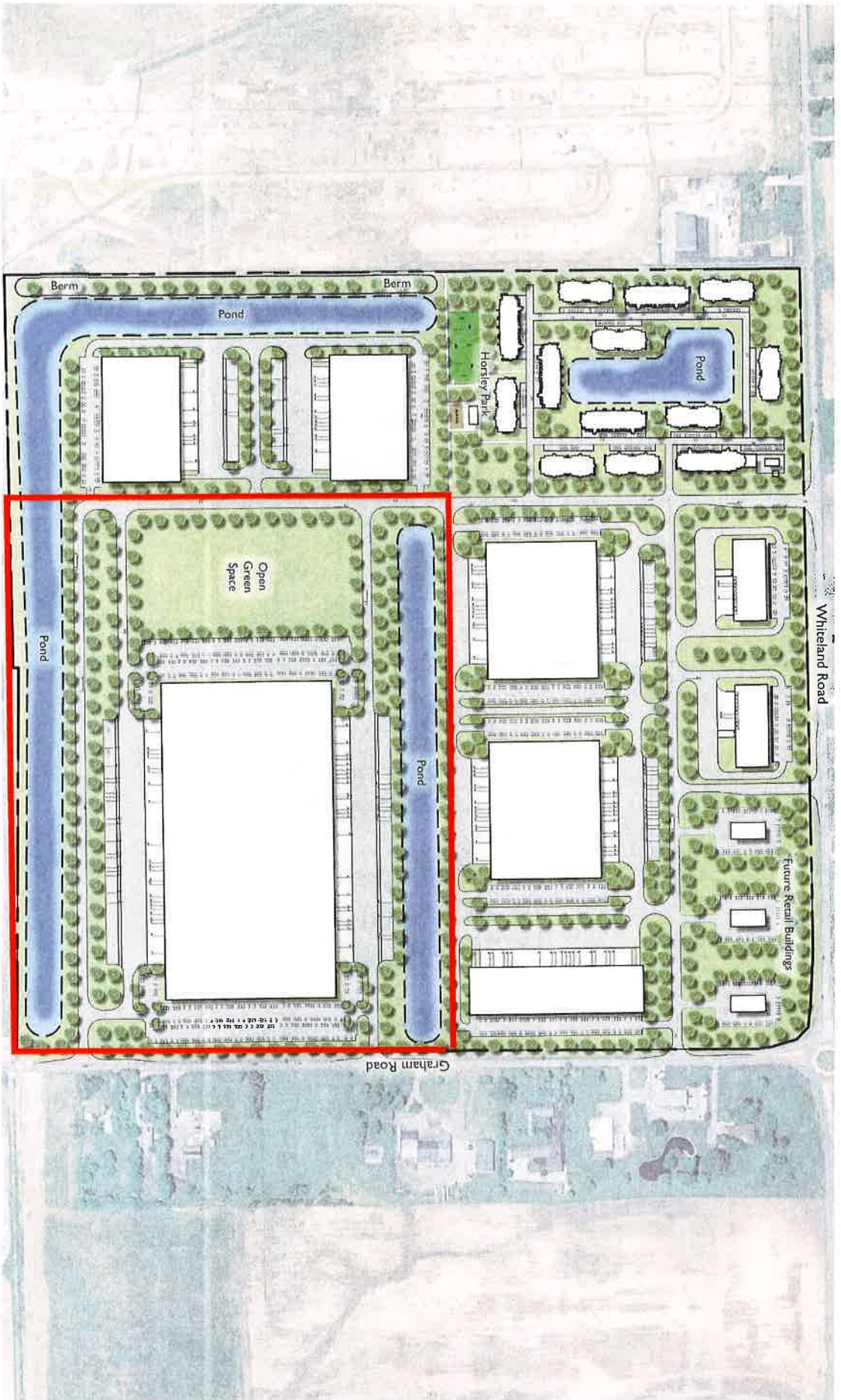
GATEWAY AT WHITELAND

PREPARED FOR
PATCH DEVELOPMENT

Scale: 1" = 500'	
Drawn By: EE	
Date: 04-15-2022	
Job No.: 2021.02998	

2 OF 2

2

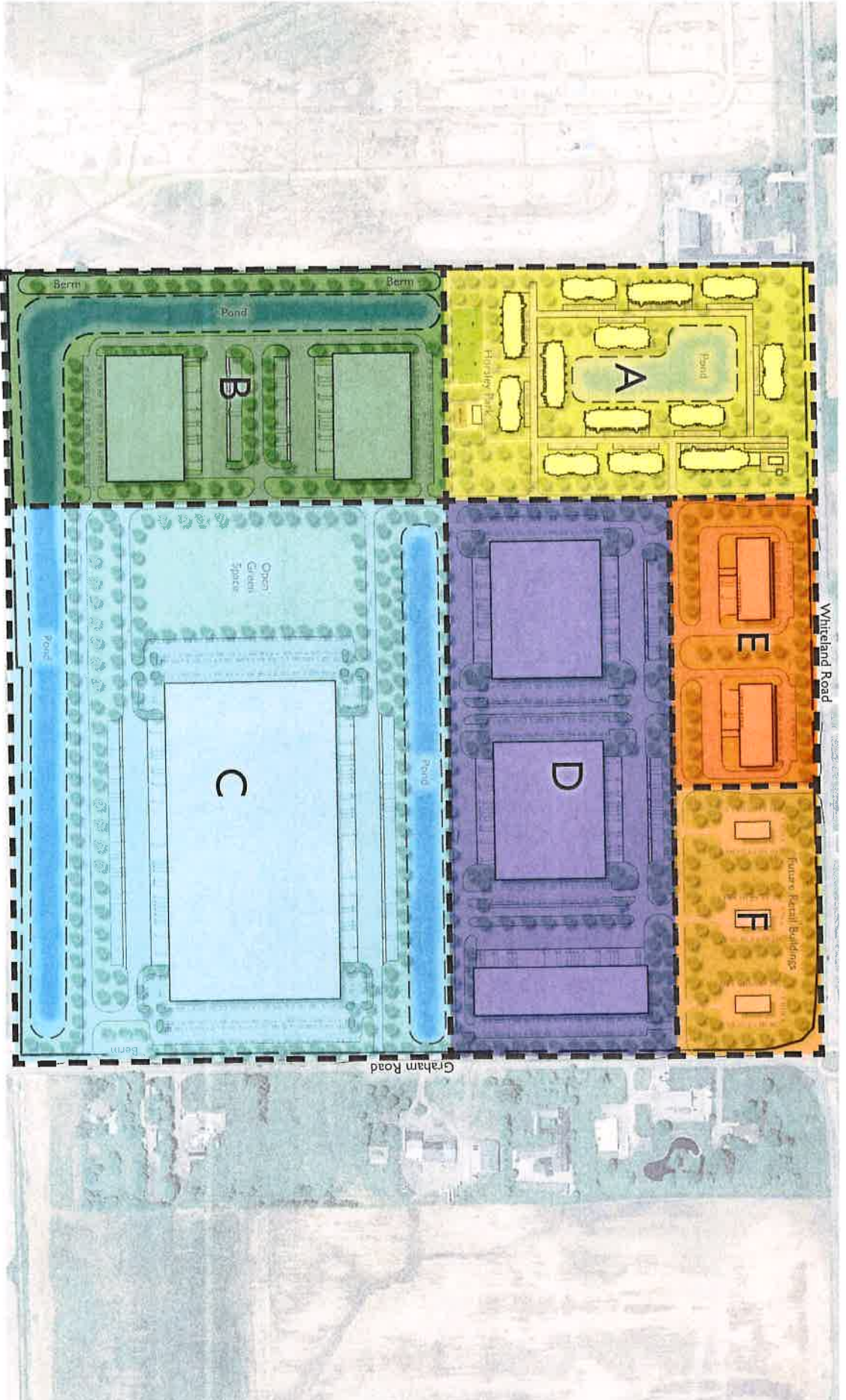


patch development

CONCEPT PLAN

January 2022



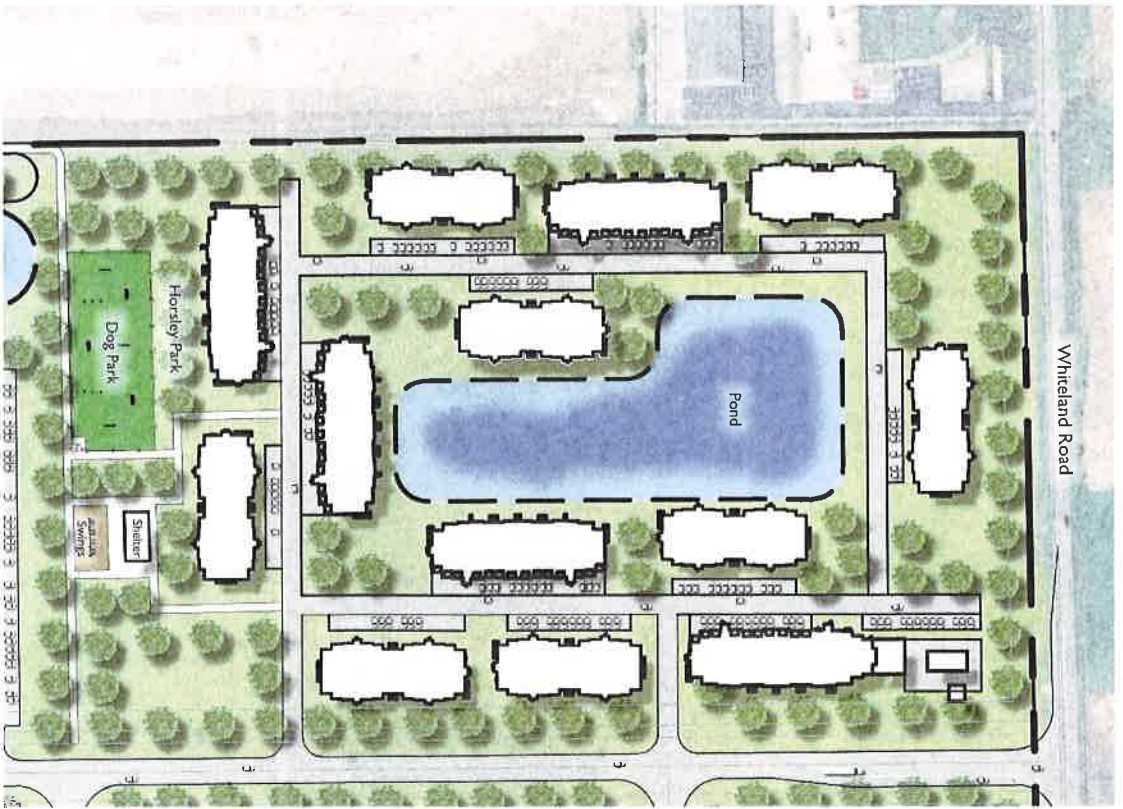


patch development

BLOCK PLAN

January 2022



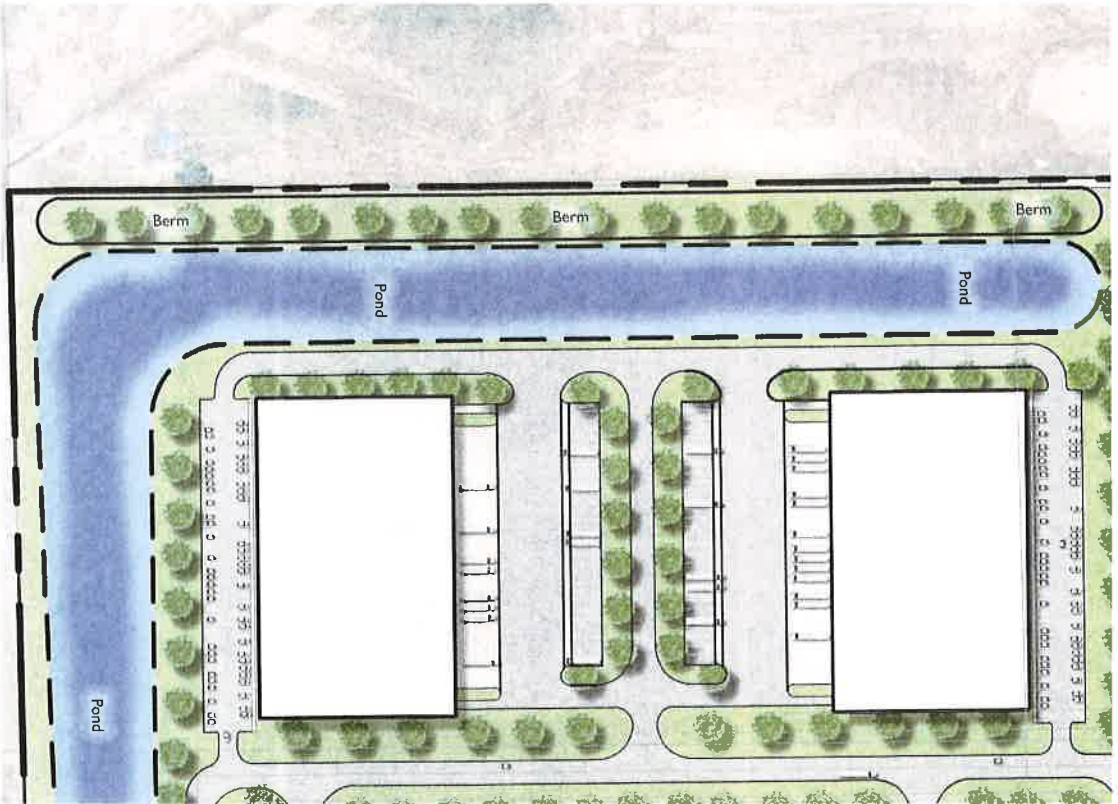


patch development

BLOCK A PLAN ENLARGEMENT

January 2022

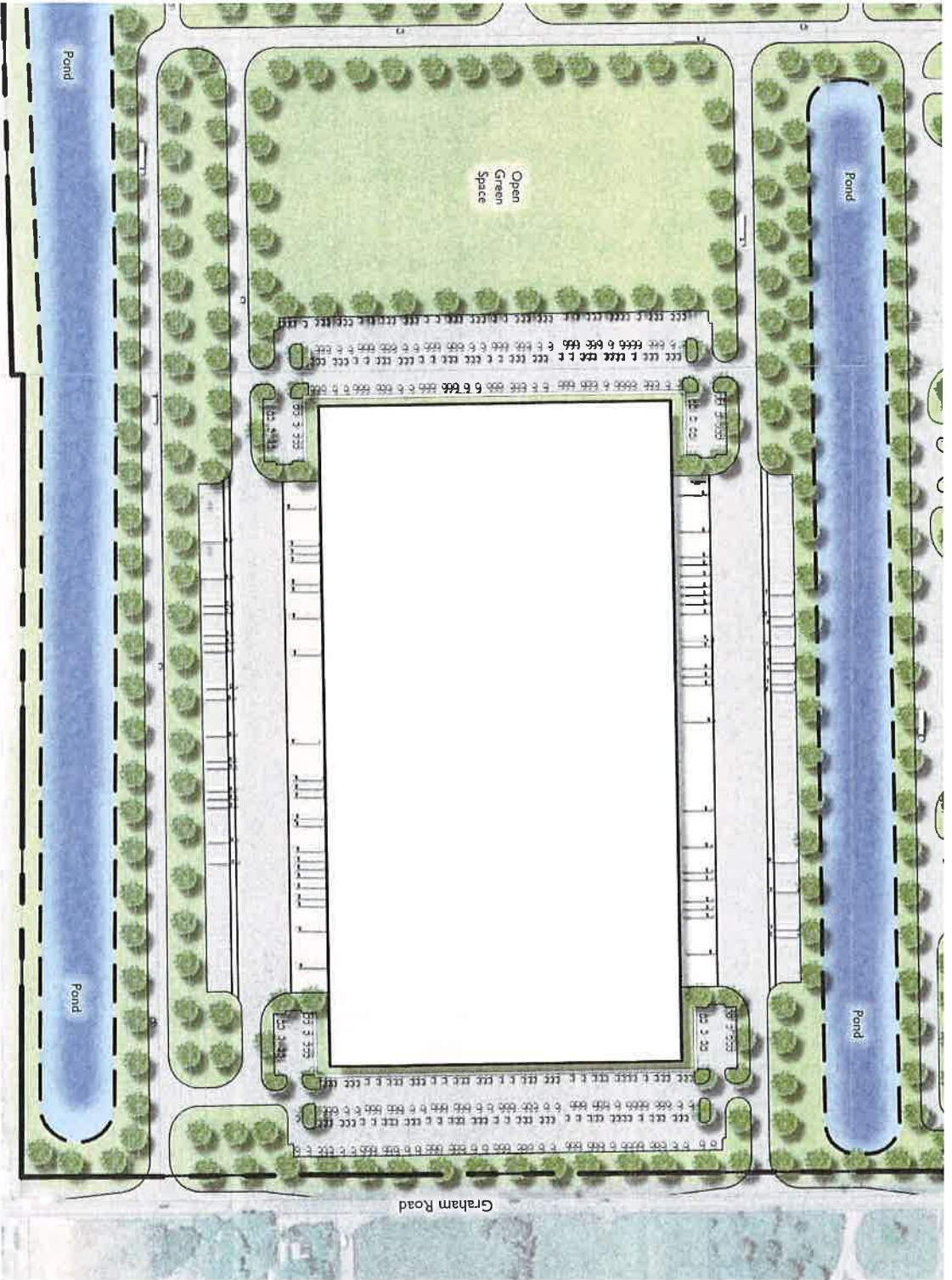




BLOCK B PLAN ENLARGEMENT

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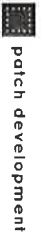
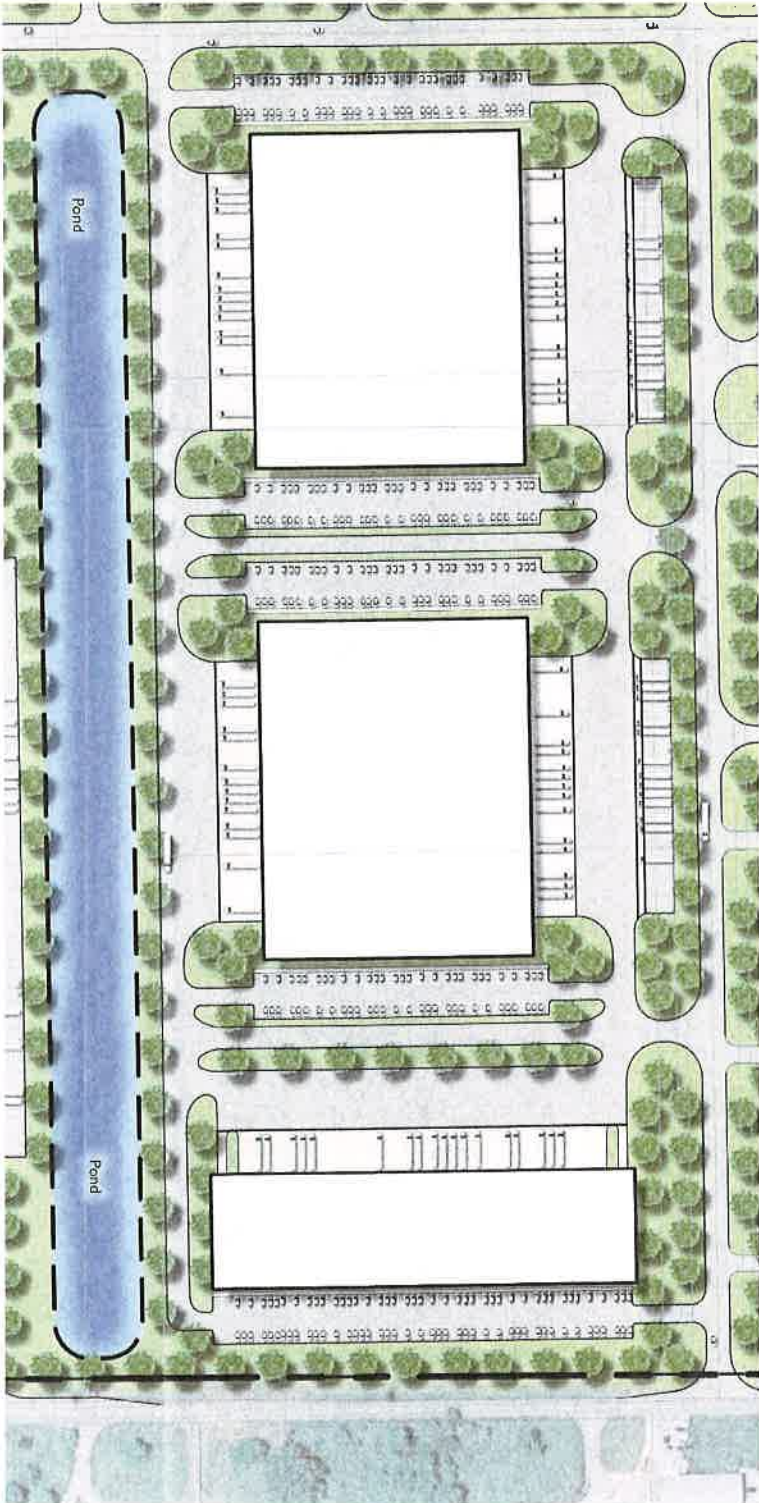




BLOCK C PLAN ENLARGEMENT

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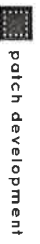
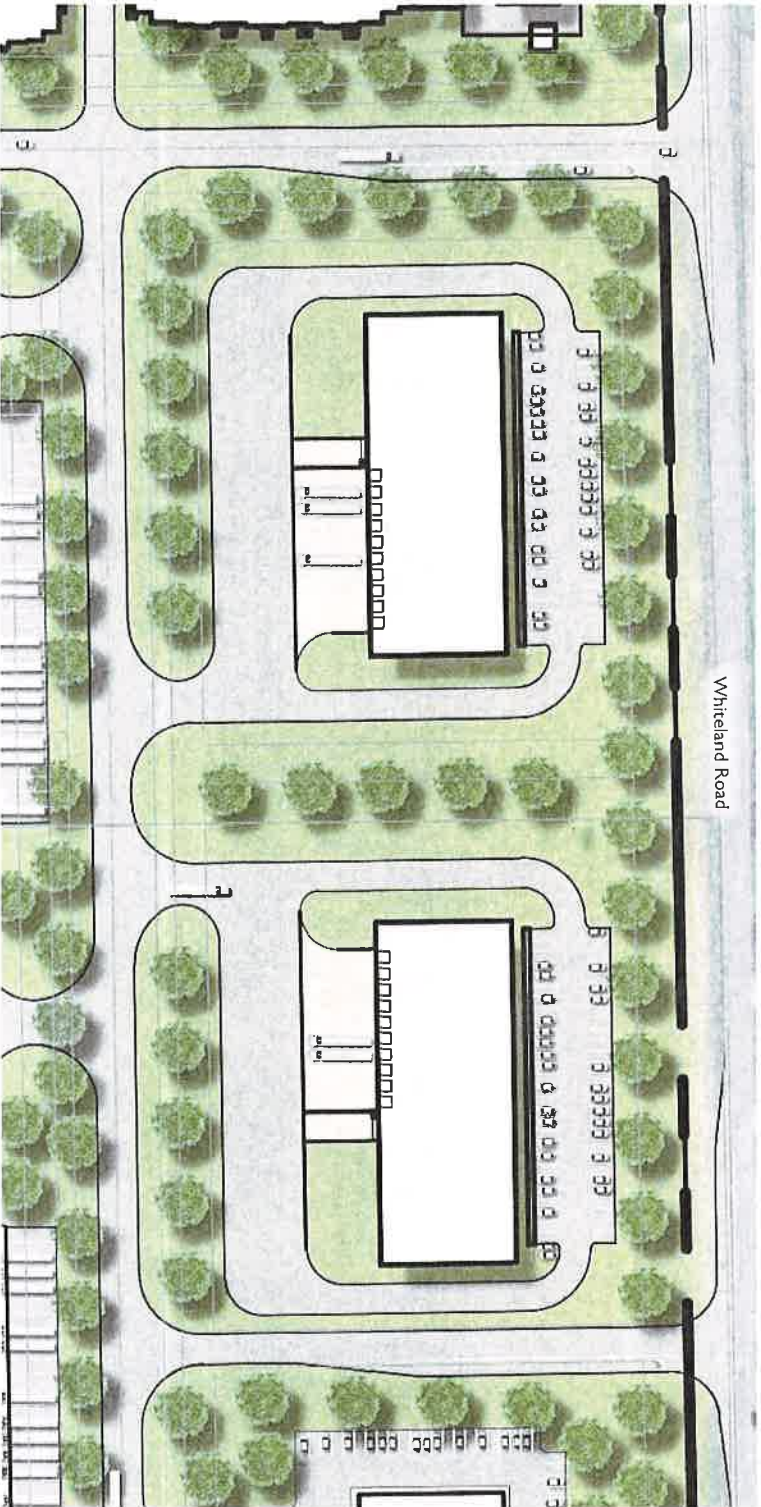




BLOCK D PLAN ENLARGEMENT

January 2022





BLOCK E PLAN ENLARGEMENT

January 2022





BLOCK E PLAN ENLARGEMENT

January 2022



North



