

**WHITELAND TOWN COUNCIL
RESOLUTION NO. 2022-18**

**A RESOLUTION APPROVING CERTAIN REAL PROPERTY IMPROVEMENTS FOR
TAX ABATEMENT
(Patch Whiteland Building 2 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, pursuant to Whiteland Council Resolutions 2022-15 and 2022-16, the Whiteland Town Council established the Patch Economic Revitalization Area as an ERA within the Town of Whiteland;

WHEREAS, the approximately 7.191 acres of property located within the Patch Whiteland Planned Unit Development (a/k/a Gateway at Whiteland) southwest of the intersection of Whiteland Road and Graham Road within the Town of Whiteland, more particularly identified on Exhibit A attached hereto and incorporated herein (the “Real Estate”), is located within the Patch Economic Revitalization Area, and is owned or to be owned by Patch Whiteland Building 2 LLC (“Patch”), which desires to construct an approximately 126,000 square foot industrial pre-cast concrete building on the Real Estate;

WHEREAS, Patch has filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form with the Town of Whiteland and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit B (the “Application”), on November 1, 2022;

WHEREAS, Patch intends to redevelop the Real Estate as the term is contemplated by Ind. Code § 6-1.1-12.1-1(5) and requests approval of its Application;

WHEREAS, the said Real Estate property is zoned for I-1 Industrial use (within the Patch Whiteland PUD District Zoning Ordinance) according to the Official Zoning Map of the Town of Whiteland;

WHEREAS, Patch intends to invest approximately \$13,500,714 in the economic revitalization area in real property improvements via the construction of the proposed building (the “Project”), and which building, once put to use by an end user, will create additional employment positions and additional payroll in the Town;

WHEREAS, the Whiteland Town Council has reviewed Patch's Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and been otherwise duly advised in the premise and has determined that it is in the best interest of the Town to allow the deductions as described in the Application;

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

Section 1. The Real Estate identified on the attached Exhibit A is found to be an area within Whiteland Town Council jurisdiction and has been previously designated as an economic revitalization area.

Section 2. 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 within the said 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 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 3. The Application for Real Property Tax Abatement and Statement of Benefits Real Estate Improvements (Form SB-1 / Real Property) as submitted and attached hereto as composite Exhibit B are hereby approved.

Section 4. The owner of the real estate improvements comprising the construction within the Real Estate shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a period of four (4) 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 2: 75%
- Year 3: 50%
- Year 4: 25%

Section 5. In partial consideration of the value of the property tax deductions granted to Patch by the Town, Patch hereby 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 under this Resolution, unless 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). 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 no later than the date the Appeal is filed. Violation of the restrictions on and conditions applicable to an Appeal shall permit the Town to terminate the property tax deductions authorized under this Resolution. This paragraph shall run with the Real Estate and be binding on future owners of the Real Estate.

Section 6. The Council hereby delegates to the Whiteland Town Manager all authority necessary to effectuate the intentions of this Resolution.

Section 7. The President of the Council is hereby authorized to complete and execute Patch’s Statement of Benefits form consistent with this Resolution.

Section 8. A copy of this Resolution and any required supporting information shall be filed with the Johnson County Auditor.

Section 9. 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.

Section 10. This Resolution shall be effective immediately upon its passage.

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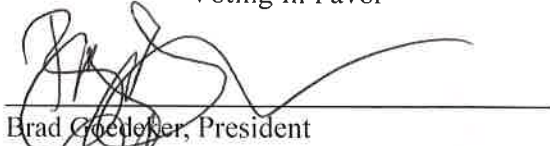
ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 8 day of November, 2022.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL



Brad Goedecker, President

Voting In Favor



Brad Goedecker, President



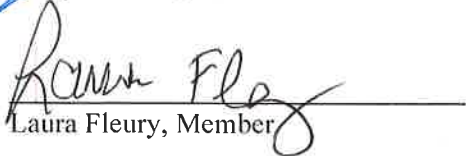
Richard Hill, Vice President



David Hawkins, Member



Joseph Sayler, Member



Laura Fleury, Member

Voting Opposed

Brad Goedecker, President

Richard Hill, Vice President

David Hawkins, Member

Joseph Sayler, Member

Laura Fleury, Member

Attest:



Debra L. Hendrickson, Clerk-Treasurer

Exhibit A

Identification of the Real Estate

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

Commencing at the southeast corner of said West Half of the Northwest Quarter; thence South 89 degrees 49 minutes 46 seconds West 50.00 feet along the south line of said West Half of the Northwest Quarter to the proposed 50 foot right of way line of Graham Road; thence North 00 degrees 46 minutes 07 seconds West 1425.83 feet along said west line to the POINT OF BEGINNING; thence South 89 degrees 13 minutes 53 seconds West 426.00 feet; thence North 00 degrees 46 minutes 07 seconds West 736.33 feet; thence North 89 degrees 13 minutes 53 seconds East 396.00 feet; thence South 45 degrees 46 minutes 07 seconds East 42.43 feet to said west right of way line of Graham Road; thence South 00 degrees 46 minutes 07 seconds East 706.33 feet along said west line to the POINT OF BEGINNING. Containing 7.191 acres, more or less.

Depiction of Patch Whiteland Building 2 LLC (the "Real Estate")

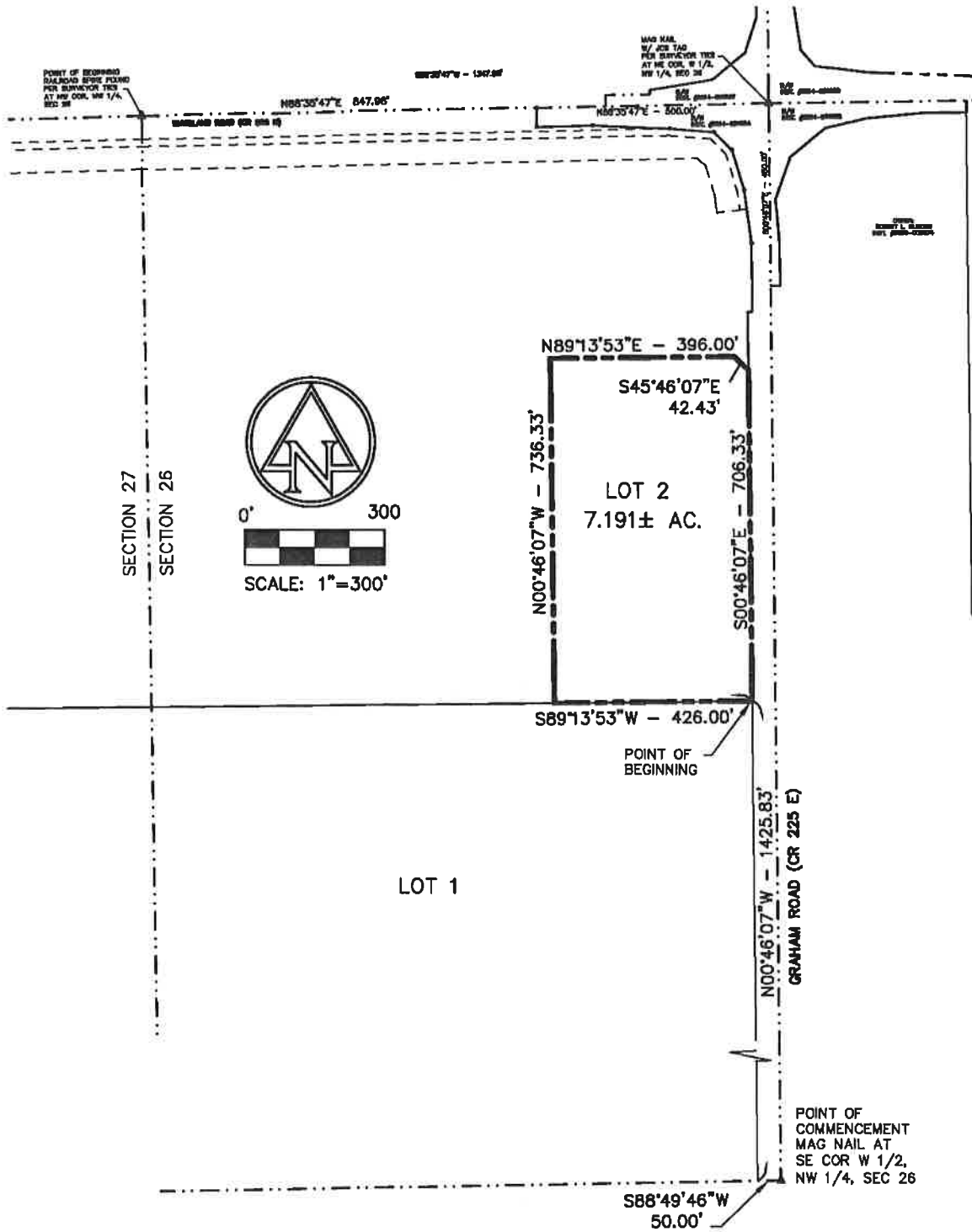


Exhibit B
Application for Property Tax Abatement

[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 Building 2 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: Patch Whiteland LLC _____

Address: 400 Alpha Dr _____

City: Westfield _____ State: IN _____ Zip: 46074 _____

Primary Contact: Andrew Greenwood _____ Title: VP _____

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

Description of Project

Project Location/Address: 225 E Whiteland, IN 46184

Parcel Number: Part of 41-05-26-022-010.000-048

Brief Description of Project: Develop and Construct a new 126,000 square foot industrial pre-cast concrete building.

Current Zoning of Property: PUD

Current Assessed Value of Property:

Land: \$64,900

Building: \$0

Equipment: \$0

Brief Company History: This building is a 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: 4 years

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

Graduated

Type of Facility: Industrial

Facility Size (Sq. Ft.): +/-126,000 SF Site Size (acres): +/-7.19

Will Real Estate be Leased or Purchased: TBD

Anticipated Closing Date: November 10, 2022

Projected Construction Start Date: November 15, 2022

Projected Operations Start Date: TBD

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

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

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

If yes, explain: _____

What are the projected investments and jobs goals?

Land: \$875,500 (Assessed Value)
Improvements: \$8,750,000 (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 | (e) Variance |
| (b) Annexation | (f) Special exception |
| (c) Plat approval | (g) Building permit |
| (d) Development plan | |
| (h) Other: <u>Establishment of a new EDA</u> | |

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 Whiteland 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 - 4 Years

Project Name: Gateway @ WhiteLand Building 2 (126k)
 Location: 225 E WhiteLand, In 46184
 Tax District Number: _____
 Current Date: August 23, 2022

CURRENT

R.E. Tax Rate: 2.37%

PROPOSED

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

Land: 38.949 Acres
 : \$64,900 Assessed Value
 : \$1,208.78 Assessed Taxes Paid

Land: 7.19 Acres
 : \$875,500 Est. Assessed Value
 : \$20,749 Est. Annual Taxes

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

Bldg(s): \$13,500,714 Projected Investment
 : \$8,750,000 Est. Assessed Value
 : \$207,375 Est. Annual Taxes

Mfg. Equipt. Investment: \$TBD

Non Mfg. Equipt. Investment: \$TBD

	<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>
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Abatement Rate:	100%	75%	50%	25%	0%	0%	0%	0%	0%	0%	-----
Amount Abated:	\$207,375	\$155,531	\$103,687.50	\$51,844	\$0	\$0	\$0	\$0	\$0	\$0	\$518,437.50
Taxes Dues:	\$0	\$51,844	\$103,687.50	\$155,531	\$207,375	\$207,375	\$207,375	\$207,375	\$207,375	\$207,375	\$1,555,312.50

Manufacturing Equipment

Abatement Rate:	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-----
Amount Abated:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$TBD
Taxes Dues:	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$TBD

Taxes w/o Abatement
 Ten Year Total: \$2,073,750

Taxes w/ Abatement
 Ten Year Total Abatement: \$1,555,312.50

Other Taxes
 Increased Taxes on Land After Development: \$19,541
 Taxes on New Non-Manufacturing Equipment: \$TBD

Ten Year Total Other Taxes: \$195,410

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

(Should be based on Worksheet No. 1)

Duration of Requested Abatement: 4 Years

I. Current Conditions:

A.	Current Annual Real Estate Taxes:	<u>\$1,208.78</u>
B.	Current Annual Personal Property Taxes:	<u>\$0</u>
C.	Combined Total:	<u>\$1,208.78</u>
D.	Projected Combined Total (Over 10 Year Period):	<u>\$12,087.80</u>

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

A.	Projected Annual Real Estate Taxes:	<u>\$207,375</u>
B.	Projected Annual Personal Property Taxes:	<u>\$TBD</u>
C.	Combined Annual Total:	<u>\$207,375</u>
D.	Combined Total Over 10 Year Period:	<u>\$2,073,750</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>\$2,281,240</u>
B.	Less Estimated Real Property Tax Abatement:	<u>\$ 518,437.50</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>\$1,555,312.50</u>
F.	Total Taxes Abated:	<u>\$518,437.50</u>
G.	Projected Increased Taxes to be Paid coming from Land only after Development, over 10 Years (not eligible for abatement):	<u>\$195,410</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: November 1, 2022



**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 2022-18, 2022-16a, 2022-15		
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 7.19 acres with a 126,000 square foot industrial pre-cast concrete building. Part of Parcel number 41-05-26-022-010.000-048. Gateway at Whiteland Lot 2			Estimated start date (month, day, year) November 15, 2022		
			Estimated completion date (month, day, year) October 1, 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		64,900.00		64,900.00	
Plus estimated values of proposed project		13,500,714.00		8,750,000.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		13,565,614.00		8,814,900.00	
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) 11/1/22	
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 NA calendar years* (see below). The date this designation expires is NA. *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 \$ NA.
 The deductions are subject to termination in accordance with the terms of the Project

D. Other limitations or conditions (specify) Agreement between the Town of Whiteland and Patch Whiteland LLC and Patch

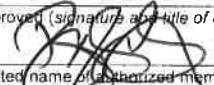

E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10

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. **See Exhibit A for Abatement Schedule.**

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 (317) 535-5531	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body Whiteland Town Council	
Attested by (signature and title of attester) 	Printed name of attester Debra L. Hendrickson	

* 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.

Exhibit A to SB-1/Real Property

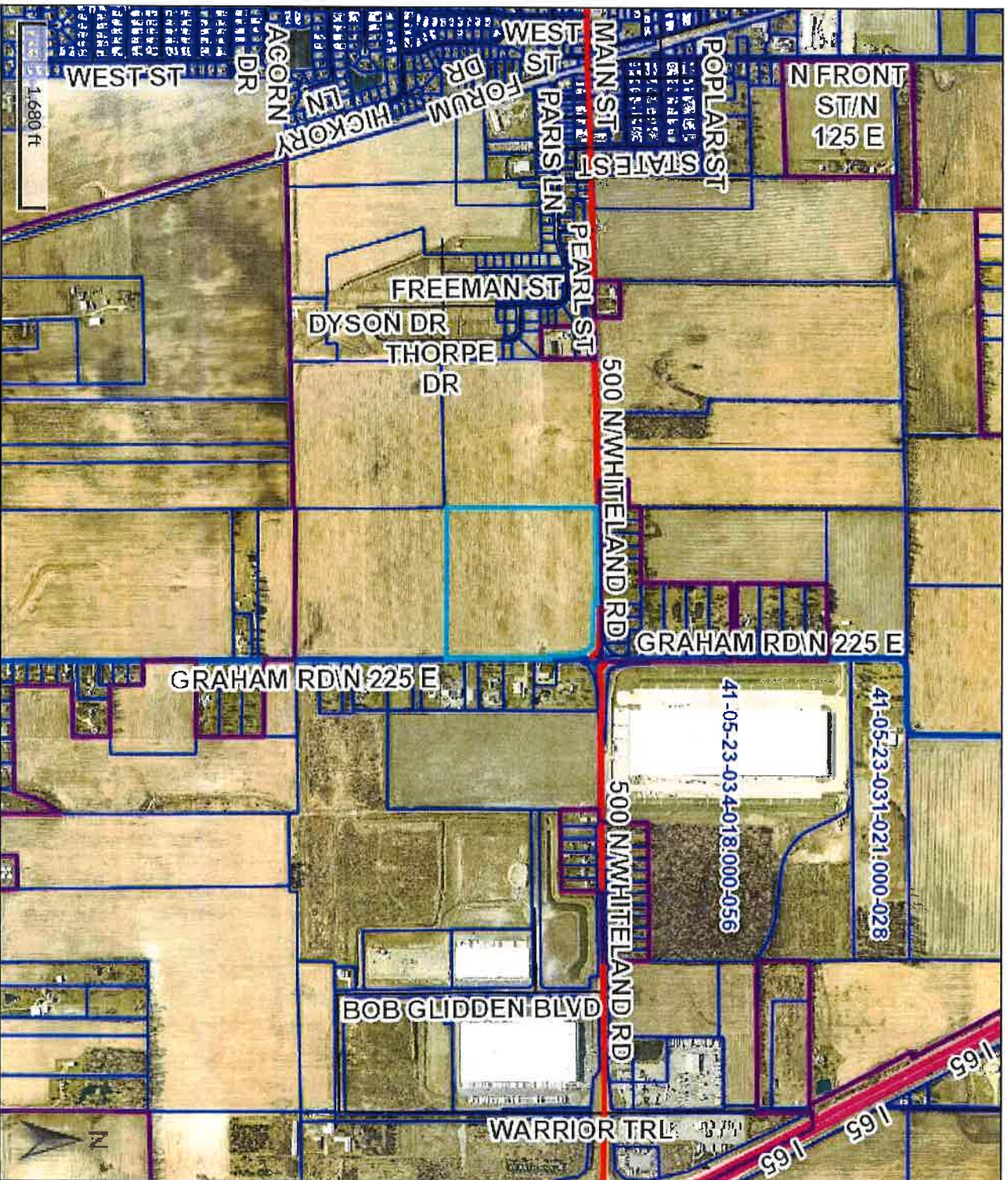
PATCH WHITELAND LLC

<u>Year</u>	<u>% of Assessed Value Abated Real Property Taxes</u>
1	100%
2	75%
3	50%
4	25%

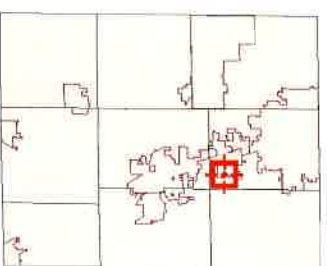


Beacon™

Johnson County, IN



Overview



Legend

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

LEGAL DESCRIPTION

Lot 2 - Gateway at Whiteland - Phase 2

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

Commencing at the southeast corner of said West Half of the Northwest Quarter; thence South 89 degrees 49 minutes 46 seconds West 50.00 feet along the south line of said West Half of the Northwest Quarter to the proposed 50 foot right of way line of Graham Road; thence North 00 degrees 46 minutes 07 seconds West 1425.83 feet along said west line to the POINT OF BEGINNING; thence South 89 degrees 13 minutes 53 seconds West 426.00 feet; thence North 00 degree 46 minutes 07 seconds West 736.33 feet; thence North 89 degree 13 minutes 53 seconds East 396.00 feet; thence South 45 degrees 46 minutes 07 seconds East 42.43 feet to said west right of way line of Graham Road; thence South 00 degrees 46 minutes 07 seconds East 706.33 feet along said west line to the POINT OF BEGINNING.

Containing 7.191 acres, more or less.

PLOT DATE: 08/19/2022 3:37 PM
PLOT: 2022-11
DRAWN BY: EE
DATE: 08-19-2022
JOB NO.: 2021.02998

AMERICAN
STRUCTUREPOINT
INC.
9025 River Road, Suite 200
Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

LOT 2
GATEWAY AT WHITELAND

PREPARED FOR
PATCH DEVELOPMENT

Drawn By: EE
Date: 08-19-2022
Job No.: 2021.02998

1 OF 2

1

POINT OF BEGINNING
RAILROAD SPIKE FOUND
PER SURVEYOR TIES
AT NW COR. NW 1/4,
SEC 26

S88°35'47"W - 1347.96'

N88°35'47"E 847.98'

WETLAND ROAD (CR 800 W)

MAG NAIL
W/ ICE TAG
PER SURVEYOR TIES
AT NE COR. W 1/2,
NW 1/4, SEC 26

N88°35'47"E - 500.00'
S/W DIST. 2014-021907
S/W DIST. 2014-021904

S/W DIST. 2014-021908
S/W DIST. 2014-021909

DRAWN:
ROBERT L. GLENN
NET. 2000-09074



0' 300'



SCALE: 1" = 300'

SECTION 27
SECTION 26

N89°13'53"E - 396.00'

S45°46'07"E
42.43'

N00°46'07"W - 736.33'

LOT 2
7.191± AC.

S00°46'07"E - 706.33'

S89°13'53"W - 426.00'

POINT OF
BEGINNING

LOT 1

N00°46'07"W - 1425.83'
GRAHAM ROAD (CR 225 E)

POINT OF
COMMENCEMENT
MAG NAIL AT
SE COR W 1/2,
NW 1/4, SEC 26

S88°49'46"W
50.00'

PLOT DATE: 9/19/2022 3:37 PM
DRAWN BY: RL
DATE PLOTTED: 9/19/2022
PROJECT: EELAW
JOB NO: 2021.02998
DRAWING FILE: P:\2021\2021.02998\2021.02998.dwg
PLOTTER: HP DesignJet 2450

**AMERICAN
STRUCTUREPOINT
INC.**

9025 River Road, Suite 200
Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

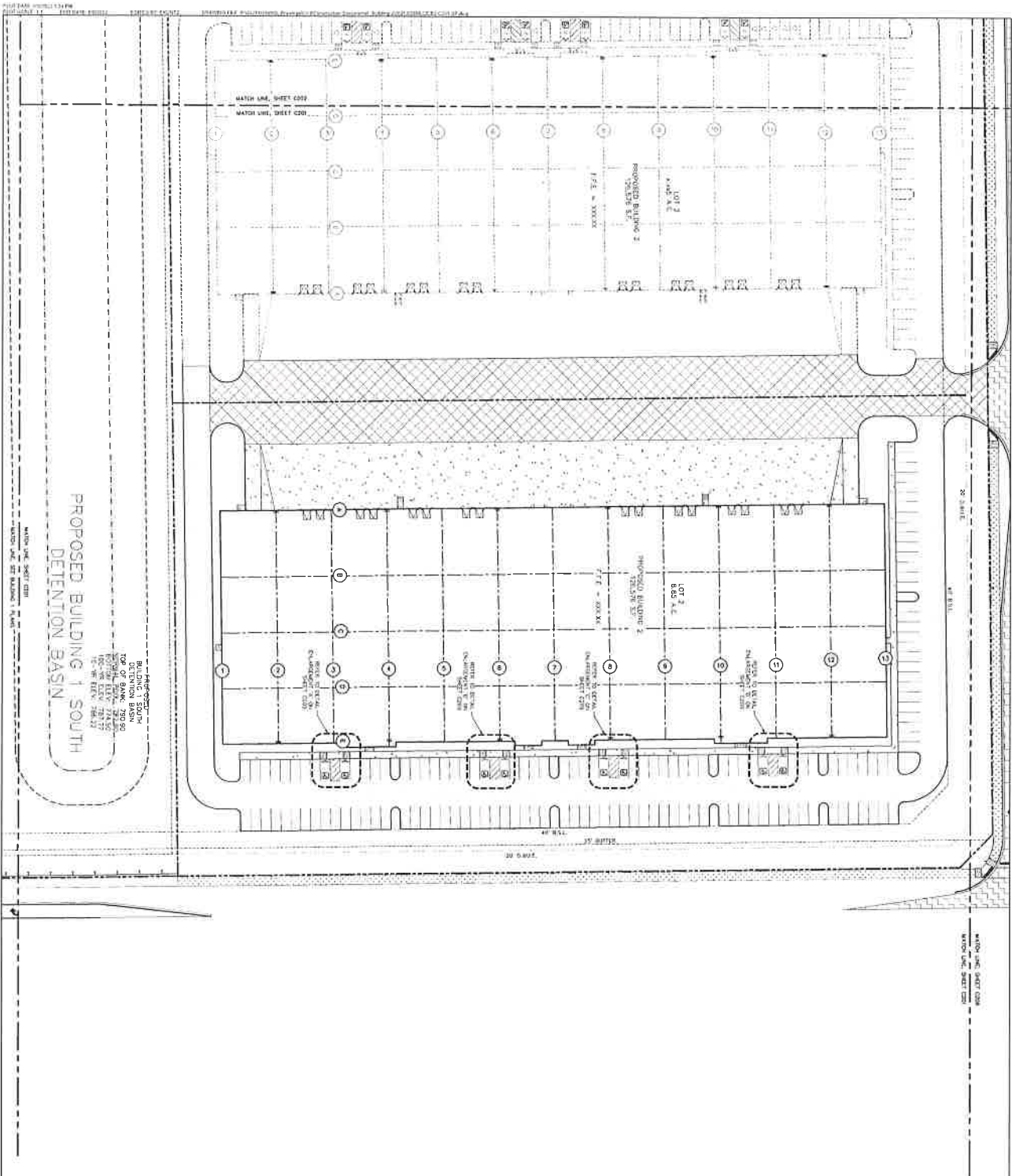
**LOT 2
GATEWAY AT WHITELAND**

PREPARED FOR
PATCH DEVELOPMENT

Scale: 1" = 300'	
Drawn By:	EE
Date:	09-19-2022
Job No.:	2021.02998

2 OF 2

2



**PROPOSED BUILDING 1 SOUTH
DETECTION BASIN**
 MATCH LINE SHEET C200
 MATCH LINE SHEET C201
 MATCH LINE SHEET C201
 MATCH LINE SHEET C200

GENERAL NOTES

1. CONSULT THE PLANS, SPECIFICATIONS AND NOTATIONS FOR ALL INFORMATION RELATIVE TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.

CAUTION

THE OWNER OF THIS PROJECT HAS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION OBTAINED FROM ANY SOURCE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION OBTAINED FROM ANY SOURCE.

NO.	DESCRIPTION	DATE

Project Number: 2201-02998

ISSUANCE INDEX

DATE	ISSUANCE INDEX

CONSTRUCTION SCHEDULE

NO.	DESCRIPTION	DATE

APPROVAL SIGNING

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER AND DO NOT REPRESENT A GUARANTEE OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

CERTIFIED BY

DATE: _____

PROJECT NO: _____

CONSTRUCTION DOCUMENTS: _____

ISSUANCE INDEX: _____

NO. DESCRIPTION DATE

APPROVAL SIGNING

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER AND DO NOT REPRESENT A GUARANTEE OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

OWNER/DEVELOPER

polch development

ARCHITECT/ENGINEER

AMERICAN STRUCTUREPOINT

10000 N. 100th Ave., Suite 1000
Overland Park, KS 66204
Tel: 913.666.1100
www.americanstructurepoint.com

EXISTING LEGEND

- 1. EXISTING BUILDING
- 2. EXISTING DRIVE
- 3. EXISTING SIDEWALK
- 4. EXISTING PAVEMENT
- 5. EXISTING ASPHALT DRIVE
- 6. EXISTING ASPHALT DRIVE
- 7. EXISTING ASPHALT DRIVE
- 8. EXISTING ASPHALT DRIVE
- 9. EXISTING ASPHALT DRIVE
- 10. EXISTING ASPHALT DRIVE

SITE LEGEND

- 1. EXISTING BUILDING
- 2. EXISTING DRIVE
- 3. EXISTING SIDEWALK
- 4. EXISTING PAVEMENT
- 5. EXISTING ASPHALT DRIVE
- 6. EXISTING ASPHALT DRIVE
- 7. EXISTING ASPHALT DRIVE
- 8. EXISTING ASPHALT DRIVE
- 9. EXISTING ASPHALT DRIVE
- 10. EXISTING ASPHALT DRIVE

**GATEWAY AT
WHITELAND -
PHASE II**

Whiteland, Indiana

Project Number: 2201-02998

C201

APPROVAL SIGNING

NOT FOR CONSTRUCTION

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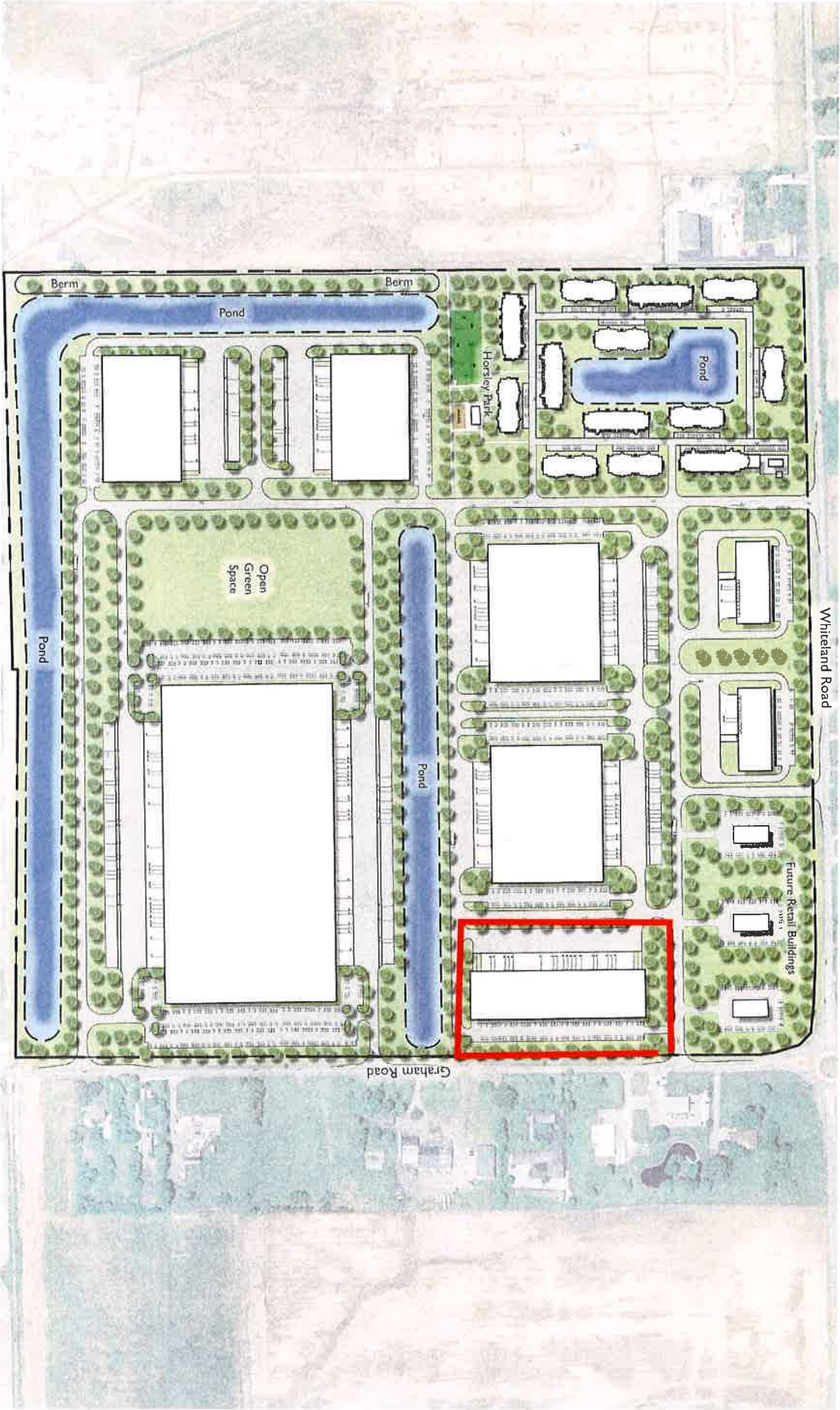
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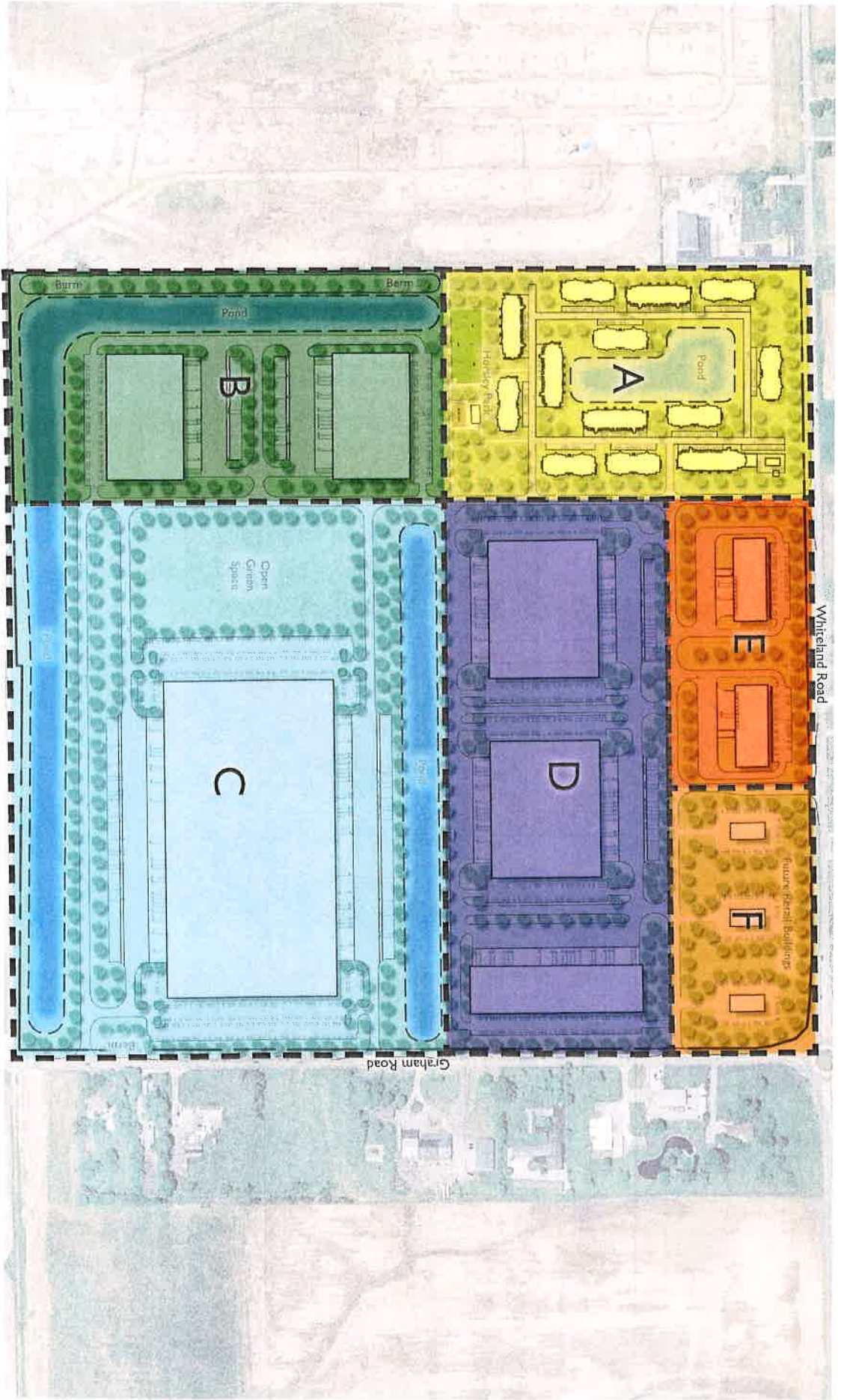


CONCEPT PLAN

January 2022

patch development



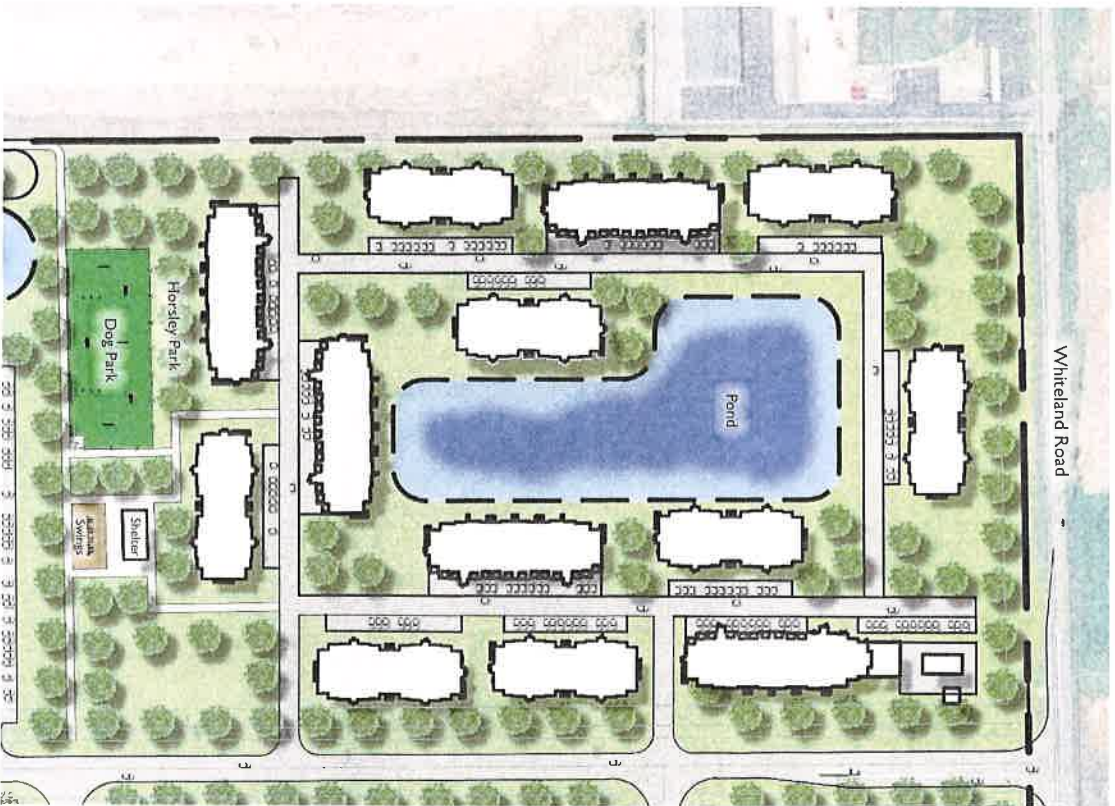


patch development

BLOCK PLAN

January 2022



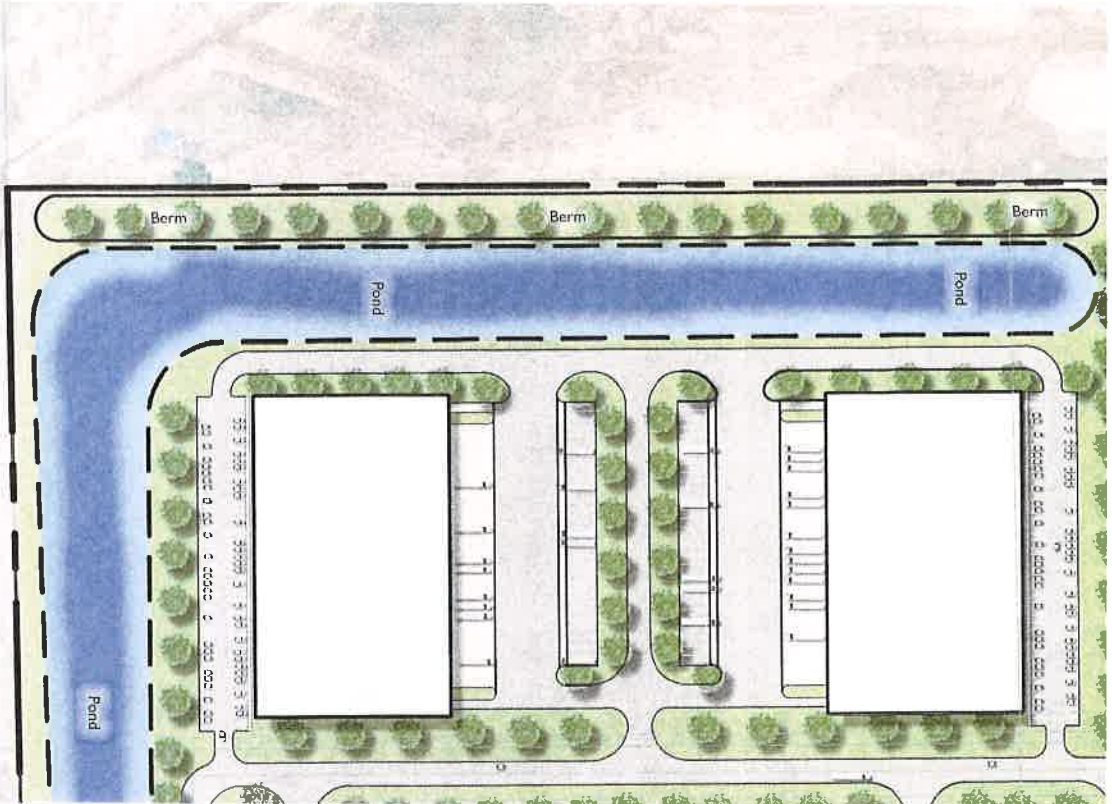


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BLOCK A PLAN ENLARGEMENT

January 2022



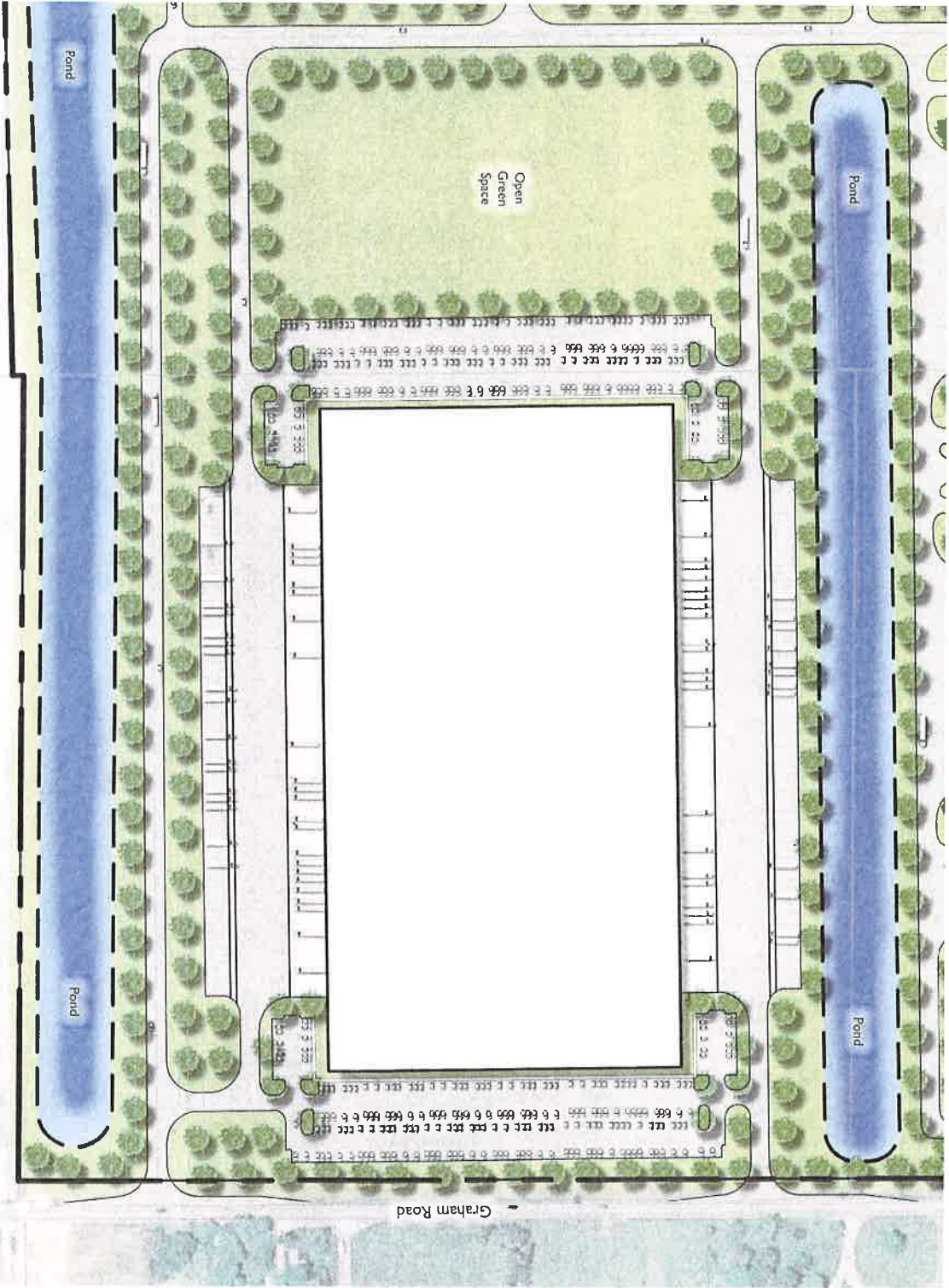


patch development

BLOCK B PLAN ENLARGEMENT

January 2022



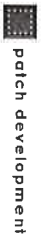
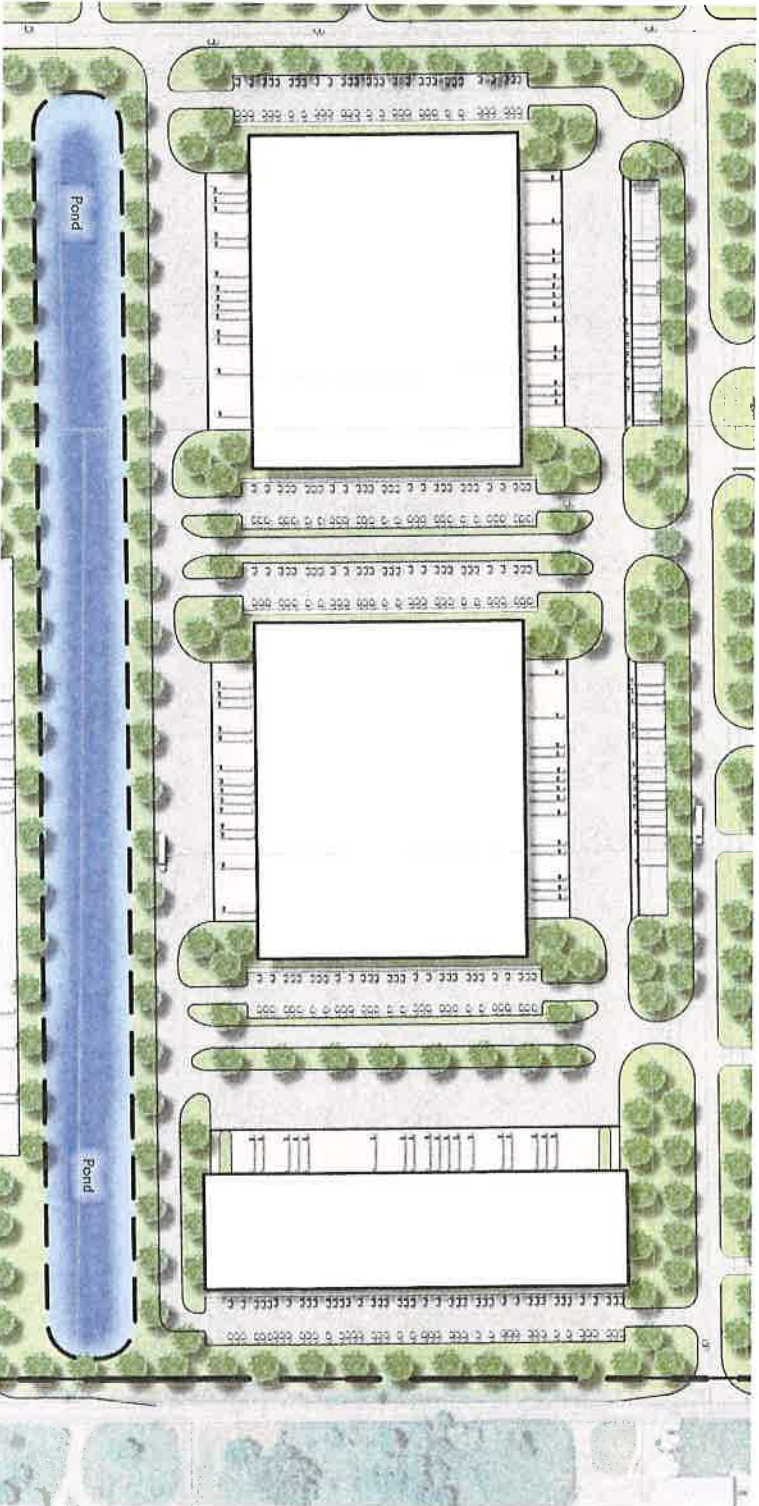


BLOCK C PLAN ENLARGEMENT

January 2022

patch development

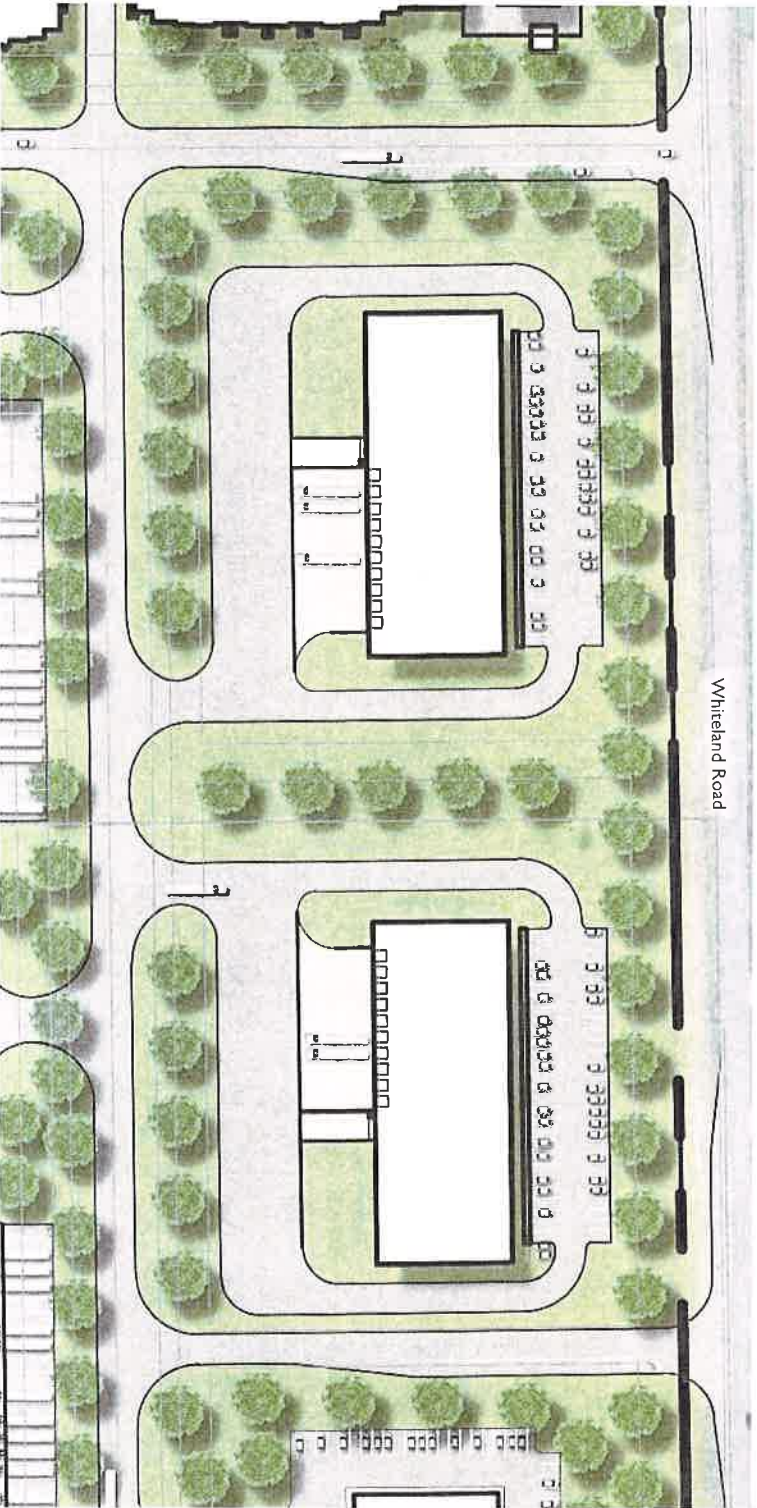




BLOCK D PLAN ENLARGEMENT

January 2022





BLOCK E PLAN ENLARGEMENT

January 2022





BLOCK E PLAN ENLARGEMENT

January 2022







CURRAN
ARCHITECTURE
5715 LAWTON LODGE DR #212
INDIANAPOLIS, IN 46216
P : 317 288 0831
F : 317 288 0733

**GENERAL PRECAST
PAINT NOTES**

- * FINISHES TO BE APPLIED TO PRECAST CONCRETE SHALL BE ACCORDING TO THE PRECAST/CONCRETE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
- 1. PRECAST CONCRETE SHALL BE PAINTED WITH A HIGH QUALITY, DURABLE, EXTERIOR GRADE PAINT. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
- 2. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
- 3. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
- 4. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
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- 8. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
- 9. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.
- 10. FINISHES SHALL BE APPLIED TO THE FACE OF THE PRECAST CONCRETE TO BE PAINTED.

PAINT COLORS

- 1. LIGHT GREY
- 2. MEDIUM GREY
- 3. DARK GREY
- 4. WHITE
- 5. BLACK

CERTIFICATION

THIS DRAWING AND THE ITALS DESIGN AND CONSTRUCTION SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE PROJECT. ANY REUSE OF THIS DRAWING FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF CURRAN ARCHITECTURE IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. CURRAN ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS AND APPROVALS.

PROJECT INFORMATION

**GATEWAY AT
WHITELAND**

LOT XXXX
130E SPEC WAREHOUSE

SITE CORNER OF
GRAHAM ROAD & E 500 N
WHITELAND IN

patch
development

REVISED DATE: 08/2024
DRAWN BY: SMT

SCALE: AS SHOWN

2000 1/8"

EXTERIOR ELEVATIONS

A200

