



Department of Economic Development

130 Penn Street, Westfield, IN 46074
Phone (317) 896-5570 ♦ Fax (317) 867-2200
Web www.Westfield.IN.gov

Memo

To: Westfield City Council

From: Joe Plankis
Department of Economic Development

Date: 4/25/2008

Re: 2008 Tax Abatement Compliance

Each company seeking a tax abatement for a project files a Statement of Benefits with the designating body of the area where the property is located. This Statement of Benefits outlines number of jobs and assessed value to be added as a result of the investment.

Every year a recipient receives a tax abatement deduction they must file with the City and County, per Indiana statute, a Form CF-1 outlining the current status of the project. The City then reviews the Form CF-1 to determine if the company is in compliance or not in compliance and completes page 2 of Form CF-1. If needed, the City may request the company appear before Council to provide additional information.

In early April, the Department of Economic Development sent a letter to each company granted a tax abatement to remind them of the compliance forms that must be filed with the City each year. Attached please find summaries as of the March 1, 2008 assessment date of the projects for which the following Westfield companies are receiving a tax abatement deduction:

- Linc Systems, Inc.
- KAT, LLC
- Real Estate Links, Inc.
- Custom Concrete Company, Inc.
- Oak Ridge Real Estate Development, LLC

Linc Systems, Inc.
16540 Southpark Drive
Westfield, IN 46074

Project Location 16540 Southpark Drive

Project Description Construction of 62,000 square foot distribution center and new corporate headquarters for Linc Systems.

Authority Resolution 04-18 passed on 8/9/2004.

Additional Details Resolution 04-18 approves tax abatements for Linc Systems, Inc. and KAT, LLC. One Statement of Benefits was filed with the real property (building) listed under KAT, LLC and the personal property (equipment) listed under Linc Systems, Inc.

	<i>As shown on Statement of Benefits</i>	<i>Project status as of March 1, 2008</i>
<i>Estimated start date</i>	Fall 2004	8/1/2004
<i>Estimated completion date</i>	Spring 2005	4/1/2005
<i>Current number of employees</i>	17	22
<i>Salaries for current employees</i>	\$850,000	\$1,386,530
<i>Number of employees retained</i>	16	
<i>Salaries for employees retained</i>	\$800,000	
<i>Number of employees added</i>	2-3	5
<i>Salaries for employees added</i>	\$40-\$45,000 each	\$273,000
<i>Cost of project</i>	\$100,000	\$415,024
<i>Assessed value of project</i>		*

*The assessed value of the personal property will be determined at the time the company's personal property tax return is filed, by May 15, 2008.

FILED
AUG 20 2004
Public Hearing
AUDITOR HAMILTON COUNTY

Resolution 04-18

RESOLUTION CONFIRMING JULY 12, 2004 RESOLUTION 04-17 DETERMINING THAT THE QUALIFICATION FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET.

WHEREAS, Linc Systems, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Linc Systems, Inc. intends to construct a new corporate headquarters facility on an unimproved portion of the approximately 70.42 acres of real estate generally located at 16700 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two million nine hundred thousand dollars (\$2,900,000); and

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on July 12, 2004 reviewed and approved Linc Systems, Inc's application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C. 6-1.1-12.1-2.5 Linc Systems has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town Council, Hamilton County, Indiana regarding the declaration of Linc Systems' real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Linc Systems, Inc, and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3

1. Linc System's estimate of the cost of the new corporate headquarters facility is as reasonable estimate for facilities of that type.
2. The estimate that approximately 10-15 new jobs will be created over five years is a reasonable estimate.
3. Linc System's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS;

Section 1. Resolution 04-17 adopted by the Town Council on July 12, 2004 is hereby confirmed and the taxation for the real and personal property shall be abated for a period of 6 years pursuant to the schedule provided by I.C. 6-1.1-12.1-4

Section 2. The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,
INDIANA THIS 9 DAY OF Aug, 2004.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain


Teresa Otis Skelton

Teresa Otis Skelton

Teresa Otis Skelton


Jack Hart

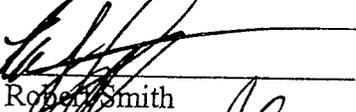
Jack Hart

Jack Hart


David Mikesell

David Mikesell

David Mikesell


Robert Smith

Robert Smith

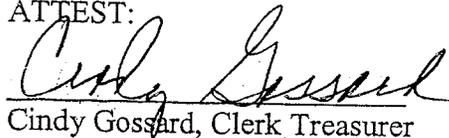
Robert Smith


Ron Thomas

Ron Thomas

Ron Thomas

ATTEST:


Cindy Gossard, Clerk Treasurer

This document prepared by
Jerry Rosenberger, Town Manager

8/4/2004

Resolution 04-18
Linc Systems, Inc.



STATEMENT OF BENEFITS

State Form 27167 (R7 / 12-01)
Prescribed by the Department of Local Government Finance

FORM
SB - 1

FILED
AUG 20 2004

Robin M. ...
AUDITOR HAMILTON COUNTY

INSTRUCTIONS:

- This statement must be submitted to the body designating the economic revitalization area prior to the public hearing. The designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Other than this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and / or research and development equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, **BEFORE** a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer K.A.T., LLC (RE) / LINC SYSTEMS, INC (PP)									
Address of taxpayer (street and number, city, state and ZIP code) 1402 CHASE CT CARMEL, IN 46032									
Name of contact person WILLIAM DENNIS				Telephone number (317) 815-1200					
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body TOWN OF WESTFIELD				Resolution number					
Location of property 16540 SOUTHPARK DR		County HAMILTON		Taxing district					
Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary) CONSTRUCTION OF 62,000 SQ FT DISTRIBUTION CENTER AND NEW CORPORATE HEADQUARTERS FOR LINC SYSTEMS				ESTIMATED					
				Start Date		Completion Date			
				Real Estate		FALL 04		SPRING 05	
				New Mfg Equipment					
R & DE									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 17	Salaries 850,000	Number retained 16	Salaries 800,000	Number additional 2-3	Salaries 40-45,000 EA.				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		Real Estate Improvements		Machinery		Research and Development Equipment			
		Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value		
Current values									
Plus estimated values of proposed project		2,900,000		100,000					
Less values of any property being replaced									
Net estimated values upon completion of project		2,900,000		100,000					
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____							
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Title CONTROLLER		Date signed (month, day, year) JUNE 25, 2004			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed NOT LIMITED calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|---|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new manufacturing equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Residentially distressed areas | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ NO LIMIT cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to new manufacturing equipment is limited to \$ NO LIMIT cost with an assessed value of \$ _____.
- E. The amount of deduction applicable to new research and development equipment is limited to \$ NO LIMIT cost with an assessed value of \$ _____.
- F. Other limitations or conditions (specify) NONE

Also we have 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) <i>Jerry Kounhays</i>	Telephone number (317) 867-2222	Date signed (month, day, year) Aug 4, 2004
Attested by: <i>Cindy Gessner</i>	Designated body Clerk-Treasurer	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer	LINC SYSTEMS, INC / K.A.T. LLC
Address of taxpayer (number and street, city, state, and ZIP code)	16540 SouthPARK DR WESTFIELD, IN. 46074
Name of contact person	Telephone number 317-399-3200

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number TOWN OF WESTFIELD
Location of property	County HAMILTON DLGF taxing district number
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Estimated starting date (month, day, year) Estimated completion date (month, day, year) CONSTRUCTION OF BUILDING & E.G.

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		17	22
Salaries		850,000	1,386,530
Number of employees retained		16	
Salaries		800,000	
Number of additional employees		2-3	5
Salaries		135,000	273,000

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	0							
Plus: Values of proposed project	100,000							
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	0						0	
Plus: Values of proposed project	415,024						55,513	
Less: Values of any property being replaced								
Net values upon completion of project	415,024						55,513	

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title CONTROLLER	Date signed (month, day, year) 4-17-2008

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12-5.9)

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

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 5 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

KAT, LLC
16540 Southpark Drive
Westfield, IN 46074

Project Location 16540 Southpark Drive

Project Description Construction of 62,000 square foot distribution center and new corporate headquarters for Linc Systems.

Authority Resolution 04-18 passed on 8/9/2004.

Additional Details Resolution 04-18 approves tax abatements for Linc Systems, Inc. and KAT, LLC. One Statement of Benefits was filed with the real property (building) listed under KAT, LLC and the personal property (equipment) listed under Linc Systems, Inc.

	<i>As shown on Statement of Benefits</i>	<i>Project status as of March 1, 2008</i>
<i>Estimated start date</i>	Fall 2004	8/1/2004
<i>Estimated completion date</i>	Spring 2005	4/1/2005
<i>Current number of employees</i>	17	22
<i>Salaries for current employees</i>	\$850,000	\$1,386,530
<i>Number of employees retained</i>	16	
<i>Salaries for employees retained</i>	\$800,000	
<i>Number of employees added</i>	2-3	5
<i>Salaries for employees added</i>	\$40-\$45,000 each	\$273,000
<i>Cost of project</i>	\$2,900,000	\$2,309,000
<i>Assessed value of project</i>		\$2,330,900

FILED
AUG 20 2004
Public Hearing
AUDITOR HAMILTON COUNTY

Resolution 04-18

RESOLUTION CONFIRMING JULY 12, 2004 RESOLUTION 04-17 DETERMINING THAT THE QUALIFICATION FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET.

WHEREAS, Linc Systems, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Linc Systems, Inc. intends to construct a new corporate headquarters facility on an unimproved portion of the approximately 70.42 acres of real estate generally located at 16700 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two million nine hundred thousand dollars (\$2,900,000); and

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on July 12, 2004 reviewed and approved Linc Systems, Inc's application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C 6-1.1-12.1-2.5 Linc Systems has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town Council, Hamilton County, Indiana regarding the declaration of Linc Systems' real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Linc Systems, Inc, and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3

1. Linc System's estimate of the cost of the new corporate headquarters facility is as reasonable estimate for facilities of that type.
2. The estimate that approximately 10-15 new jobs will be created over five years is a reasonable estimate.
3. Linc System's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS;

Section 1. Resolution 04-17 adopted by the Town Council on July 12, 2004 is hereby confirmed and the taxation for the real and personal property shall be abated for a period of 6 years pursuant to the schedule provided by I.C. 6-1.1-12.1-4

Section 2. The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,
INDIANA THIS 9 DAY OF Aug, 2004.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain


Teresa Otis Skelton

Teresa Otis Skelton

Teresa Otis Skelton


Jack Hart

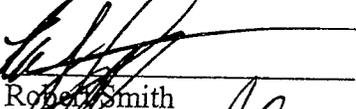
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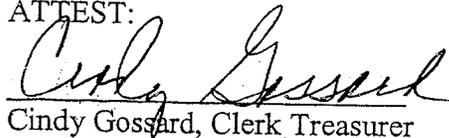
Robert Smith


Ron Thomas

Ron Thomas

Ron Thomas

ATTEST:


Cindy Gossard, Clerk Treasurer

This document prepared by
Jerry Rosenberger, Town Manager

8/4/2004

Resolution 04-18
Linc Systems, Inc.



STATEMENT OF BENEFITS

State Form 27167 (R7 / 12-01)
Prescribed by the Department of Local Government Finance

FORM
SB - 1

FILED
AUG 20 2004

Robin M. ...
AUDITOR HAMILTON COUNTY

INSTRUCTIONS:

- This statement must be submitted to the body designating the economic revitalization area prior to the public hearing. The designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Other than this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and / or research and development equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, **BEFORE** a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
K.A.T., LLC (RE) / LINC SYSTEMS, INC (PP)

Address of taxpayer (street and number, city, state and ZIP code)
1402 CHASE CT CARMEL, IN 46032

Name of contact person
WILLIAM DENNIS

Telephone number
(317) 815-1200

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
TOWN OF WESTFIELD

Resolution number

Location of property
16540 SOUTHPARK DR

County
HAMILTON

Taxing district

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)
CONSTRUCTION OF 62,000 SQ FT DISTRIBUTION CENTER AND NEW CORPORATE HEADQUARTERS FOR LINC SYSTEMS

	ESTIMATED	
	Start Date	Completion Date
Real Estate	FALL 04	SPRING 05
New Mfg Equipment		
R & DE		

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
17	850,000	16	800,000	2-3	40-45,000 EA.

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	Real Estate Improvements		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values						
Plus estimated values of proposed project	2,900,000		100,000			
Less values of any property being replaced						
Net estimated values upon completion of project	2,900,000		100,000			

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

Other benefits:

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative: *William Dennis*

Title: **CONTROLLER**

Date signed (month, day, year): **JUNE 25, 2004**

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed NOT LIMITED calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|---|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new manufacturing equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Residentially distressed areas | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ NO LIMIT cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to new manufacturing equipment is limited to \$ NO LIMIT cost with an assessed value of \$ _____.
- E. The amount of deduction applicable to new research and development equipment is limited to \$ NO LIMIT cost with an assessed value of \$ _____.
- F. Other limitations or conditions (specify) NONE

Also we have 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) <i>Jerry Kounhays</i>	Telephone number (317) 867-2222	Date signed (month, day, year) Aug 4, 2004
Attested by: <i>Cindy Gessner</i>	Designated body Clerk-Treasurer	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

2008 PAY 2009

FORM CF-1 / Real Property

PRIVACY NOTICE

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

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer	LINC SYSTEMS, INC / K.A.T. LLC
Address of taxpayer (number and street, city, state, and ZIP code)	16540 SOUTH PARK DR. WESTFIELD, IN. 46074
Name of contact person	BILL DENNIS
Telephone number	317-399-3200
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	TOWN OF WESTFIELD
Resolution number	0417 & 0418
Location of property	HAMILTON
County	HAMILTON
DLGF taxing district number	29015
Description of real property improvements:	CONSTRUCTION OF BUILDING & EG.
Estimated starting date (month, day, year)	8-1-04
Estimated completion date (month, day, year)	4-1-05
SECTION 3 EMPLOYEES AND SALARIES	
	EMPLOYEES AND SALARIES
AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	17
Salaries	800,000
Number of employees retained	16
Salaries	764,000
Number of additional employees	2
Salaries	90,000
273,000	
SECTION 4 COST AND VALUES	
	COST
AS ESTIMATED ON SB-1	ASSESSED VALUE
Values before project	0
Plus: Values of proposed project	2,300,000
Less: Values of any property being replaced	-
Net values upon completion of project	2,300,000
ACTUAL	ASSESSED VALUE
Values before project	0
Plus: Values of proposed project	2,309,000
Less: Values of any property being replaced	-
Net values upon completion of project	2,309,000
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
	WASTE CONVERTED AND OTHER BENEFITS
AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	
Amount of hazardous waste converted	
Other benefits:	
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative	Title
	CONTROLLER
Date signed (month, day, year)	
	4-17-08

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

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

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 5 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

**Real Estate Links, Inc.
4630 Lisborn Drive
Carmel, IN 46033**

Project Location Bridgewater Corporate Village

Project Description Relocation of offices from Carmel and construction of new corporate headquarters.

Authority Resolution 07-04 passed on 2/17/2007.

Additional Details Resolution 07-04 approves tax abatements for both Real Estate Links, Inc. and Granite Ridge Builders, Inc. One Statement of Benefits was filed by each company rather than jointly, therefore, the progress of the project can be evaluated independently.

	<i>As shown on Statement of Benefits</i>	<i>Project status as of March 1, 2008</i>
<i>Estimated start date</i>	February/March 2007	March 1, 2007
<i>Estimated completion date</i>	September 2007	September 1, 2007
<i>Current number of employees</i>	0	4**
<i>Salaries for current employees</i>	\$0	\$217,539
<i>Number of employees retained</i>	N/A	N/A
<i>Salaries for employees retained</i>	N/A	N/A
<i>Number of employees added</i>	4-5*	4**
<i>Salaries for employees added</i>	\$200,000	\$217,539
<i>Cost of project</i>	\$800,000 - \$1,100,000	\$725,000
<i>Assessed value of project</i>		***

*In addition to the full-time employees listed company expects to add up to 50 or more agents/brokers, and up to 8 part-time employees

**In addition to the full-time employees added company added 5 part-time (wages of \$17,954) positions and 38 agents (wages of \$1,839,228).

***Property improvements occurred subsequent to the March 1, 2007 assessment date and an assessment notice for the March 1, 2008 assessment date has not been issued by the Township Assessor as of the date of this memo.

Resolution 07-04

RESOLUTION CONFIRMING JANUARY 22, 2007 RESOLUTION 07-03 DETERMINING THAT THE QUALIFICATION FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET.

WHEREAS, Real Estate Links and Granite Ridge Builders have filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain real and personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Real Estate Links and Granite Ridge Builders each intend to construct new corporate headquarters facilities on an unimproved portion of the approximately 7.729 acres of real estate located in Bridgewater Section L, Westfield, Indiana. It is estimated that the two new corporate headquarters to be located at the new site will have a total cost of approximately two million five hundred thousand (\$2,500,000); and

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on January 22, 2007 reviewed and approved Real Estate Links and Granite Ridge Builder's applications and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C. 6-1.1-12.1-2.5 Real Estate Links and Granite Ridge Builders have properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town Council, Hamilton County, Indiana regarding the declaration of Real Estate Links and Granite Ridge Builder's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Real Estate Links and Granite Ridge Builders and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3

1. Real Estate Links and Granite Ridge Builders estimate of the cost of the new corporate headquarters facilities are a reasonable estimate for facilities of that type.
2. The estimate that approximately 35 new jobs will be created over five years is a reasonable estimate.
3. Real Estate Links and Granite Ridge Builder's estimates of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Resolution 07-03 adopted by the Town Council on January 22, 2007 is hereby confirmed and the taxation for the real and personal property shall be abated for Granite Ridge Builders and Real Estate Links for a period of 4 years pursuant to the schedule provided by I.C. 6-1.1-12.1-4

Section 2. The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	75%
3 rd	50%
4 th	25%

Section 3. That a certified copy of this resolution, including the attachments shall be filed with the Hamilton County Auditor and Washington Township Assessor in order for Real Estate Links and Granite Ridge Builders to be eligible to file for real and personal property tax abatement.

[The remainder of this page intentionally left blank]

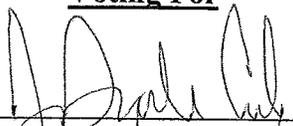
ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,
INDIANA THIS 12 DAY OF Feb, 2007.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

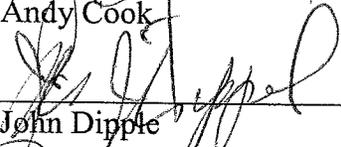
Abstain



Andy Cook

Andy Cook

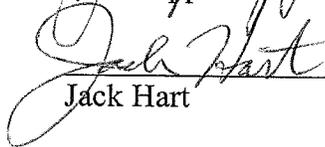
Andy Cook



John Dipple

John Dipple

John Dipple

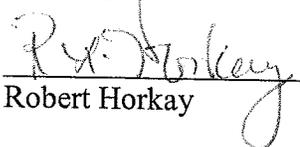


Jack Hart

Jack Hart

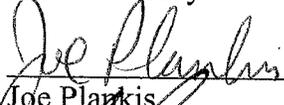
Jack Hart

Robert Horkay



Robert Horkay

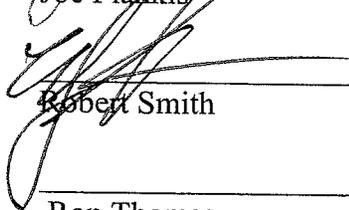
Robert Horkay



Joe Plankis

Joe Plankis

Joe Plankis

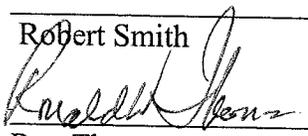


Robert Smith

Robert Smith

Robert Smith

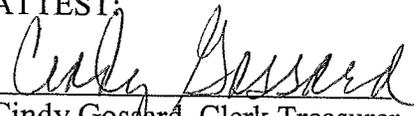
Ron Thomas



Ron Thomas

Ron Thomas

ATTEST:



Cindy Gossard, Clerk Treasurer

This document prepared by
Jerry Rosenberger, Town Manager

2/7/2007



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R/1-06)
Prescribed by the Department of Local Government Finance

FORM SB-1/RE

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1/RE annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b))
5. The schedules established under IC 6-1.1-12.1-4(d) effective July 1, 2000, apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Real Estate Links, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 865 West Carmel Drive, Carmel, IN 46032					
Name of contact person L.G. Deck				Telephone number (317) 815-4441	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Westfield Town Council					
Location of property Bridgewater Corporate Village			County Hamilton		Resolution number
Description of real property improvements, redevelopment, or rehabilitation. (use additional sheets if necessary) See attached					
ESTIMATED					
			Start Date		Completion Date
			Feb/March 2007		Sept 2007
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
SEE ATTACHED					
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		1,000,000		1,000,000	
Less values of any property being replaced					
Net estimated values upon completion of project		1,000,000		1,000,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits:					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>L.G. Deck</i>			Title CFO		Date signed (month, day, year) 1-5-07

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements; Yes No
 - 2. Residentially distressed areas Yes No
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____.
- D. Other limitations or conditions (specify) _____
- E. The deduction for redevelopment or rehabilitation is allowed for _____ years* (see below).

Also we have 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. (IC 6-1.1-12-3(b))

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

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

For residentially distressed areas, the deduction period may not exceed five (5) years. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years. For ERAs after June 30, 2000, the deduction period may not exceed ten (10) years. An area designated as an urban development area pursuant to an application filed after December 31, 1978, and prior to January 1, 1986, are entitled to a ten (10) year deduction.

**Before the Westfield Town Council
Attachment to Statement of Benefits (Form SB-1)
Real Estate Links**

Real Estate Links proposes to construct new offices in the Bridgewater Corporate Village.

The estimated cost and assessed value of the improvements is between \$800,000 and \$1,100,000.

The company expects to have 4-5 full-time employees, up to 50 or more agent/brokers, and up to 8 part-time employees. Average annual wages for the full-time employees are expected to approximate around \$200,000.

PIC Job No. 980516-20530
June 30, 2006

THE BRIDGEWATER CLUB – SECTION L

Part of the East Half of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

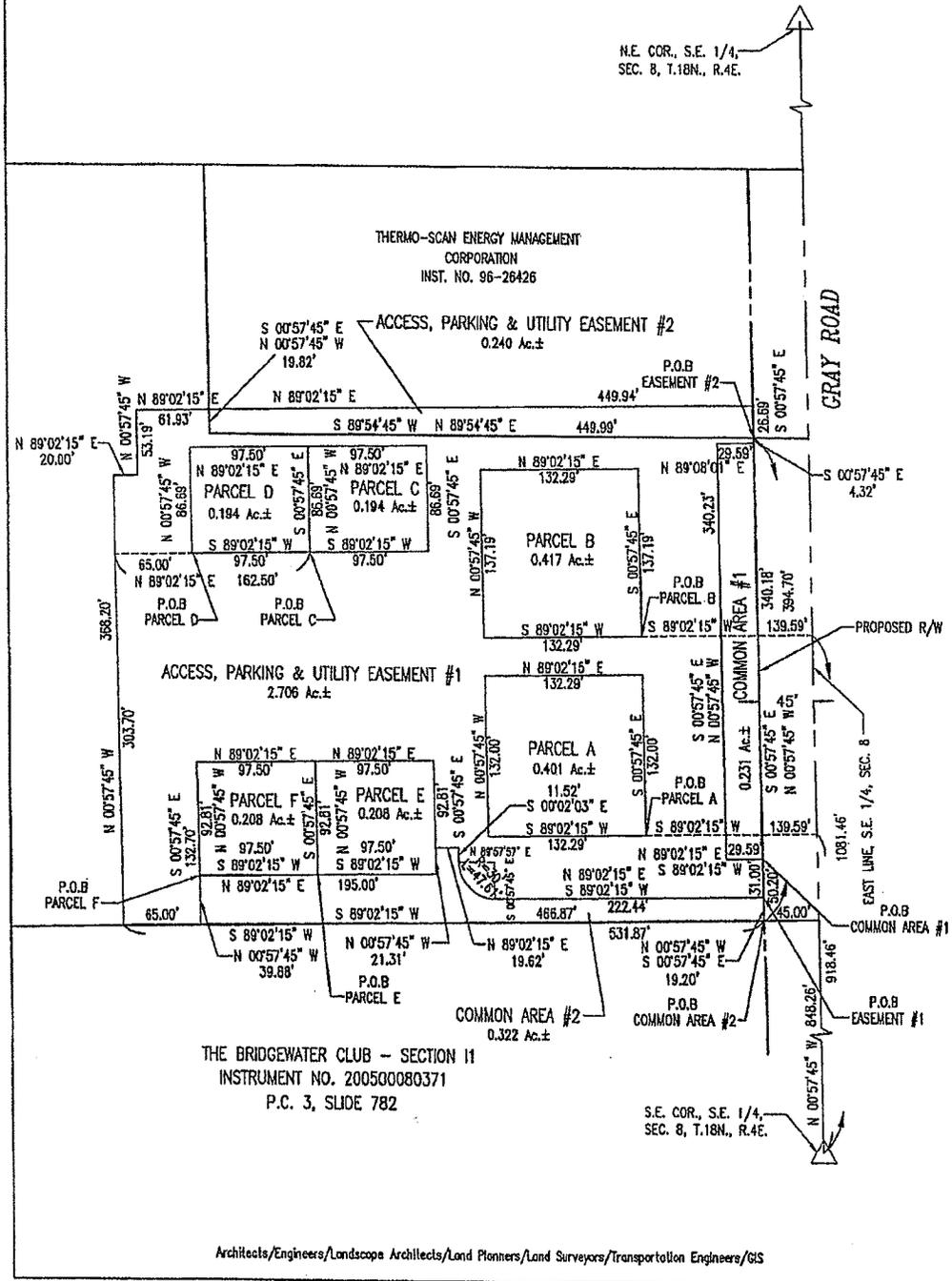
Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 00 degrees 57 minutes 45 seconds West (assumed bearing) along the East line of said Southeast Quarter 848.26 feet to the Northeast corner of The Bridgewater Club – Section I1, as per plat thereof, recorded as Instrument Number 200500080371 in Plat Cabinet 3, Slide 782 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 02 minutes 15 seconds West along the Northern boundary of said The Bridgewater Club – Section I1 a distance of 45.00 feet to the proposed West right of way line of Gray Road and the POINT OF BEGINNING; thence continuing South 89 degrees 02 minutes 15 seconds West along said Northern boundary 531.87 feet; thence North 00 degrees 57 minutes 45 seconds West 368.20 feet; thence North 89 degrees 02 minutes 15 seconds East 20.00 feet; thence North 00 degrees 57 minutes 45 seconds West 53.19 feet; thence North 89 degrees 02 minutes 15 seconds East 61.93 feet to the West line of land described in Instrument Number 96-26426, recorded in said Recorder's Office; thence South 00 degrees 57 minutes 45 seconds East along said West line 19.82 feet to the Southwest corner thereof; thence North 89 degrees 54 minutes 45 seconds East along the South line of said described land 449.99 feet to the proposed West right of way line of Gray Road; thence South 00 degrees 57 minutes 45 seconds East along said proposed West right of way line 394.70 feet to the POINT OF BEGINNING, containing 4.881 acres, more or less.

Subject to all legal easements and rights of way.



CRIFE /7172 Graham Road/Indianapolis, Indiana 46250/(317) 842-6777/Fax (317) 841-4798
 E-Mail crife@crife.biz

BRIDGEWATER SECTION L PARCEL, COMMON AREA & EASEMENT EXHIBIT



THE BRIDGEWATER CLUB - SECTION 11
 INSTRUMENT NO. 200500080371
 P.C. 3, SLIDE 782



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 08 PAY 20 09

FORM CF-1 / Real Property

PRIVACY NOTICE

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

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Real Estate Links, Inc.			
Address of taxpayer (number and street, city, state, and ZIP code) 4630 Lisboarn Drive, Carmel, IN 46033			
Name of contact person L. G. Deck		Telephone number (317) 815-4441	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Wsetfield Town Council		Resolution number	
Location of property Grey Road North	County Hamilton	DLGF taxing district number 29015	
Description of real property improvements: new offices in the Bridgewater Business Park - Parcel 08-10-08-00-00-024.302		Estimated starting date (month, day, year) 03/01/2007	
		Estimated completion date (month, day, year) 09/01/2007	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained			
Salaries		SEE ATTACHED	
Number of additional employees			
Salaries			
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		1,000,000.00	
Less: Values of any property being replaced			1,000,000.00
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		725,000.00	
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title CFO	Date signed (month, day, year) 4/10/08

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

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

We have reviewed the CF-1 and find that:

the property owner **IS** in substantial compliance

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

other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

Time of hearing

AM
 PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

Approved

Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

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

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Before the Westfield Town Council
Attachment to Compliance With Statement of Benefits (Form CF-1)
Real Estate Links

As Estimated on SB-1: The company expects to have 4-5 full-time employees, up to 50 or more agent/brokers, and up to 8 part-time employees. Average annual wages for the full-time employees are expected to approximate around \$200,000.

Actual: Number of employees 4 full time, 5 part time and 38 agents. Wages were as follows: \$217,539 full time; \$17,954 part time; and \$1,839,228 for the agents.

Custom Concrete Company, Inc.
17241 Foundation Parkway
Westfield, IN 46074

Project Location 17241 Foundation Parkway

Project Description 45,000 square foot headquarters/operations facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyers, trucks and panels.

Authority Resolution 07-19 passed 11/12/2007 amending Resolution 03-09 passed on 9/18/2003

Additional Details Resolution 07-19 approves tax abatements for Custom Concrete, Inc. and Oak Ridge Real Estate Development, LLC. One Statement of Benefits was filed with the real property (building) listed under Oak Ridge Real Estate Development, LLC and the personal property (equipment) listed under Custom Concrete, Inc.

	<i>As shown on Statement of Benefits</i>	<i>Project status as of March 1, 2008</i>
<i>Estimated start date</i>	3/1/2003	3/1/2003
<i>Estimated completion date</i>	3/1/2005	3/1/2007
<i>Current number of employees</i>	184	154
<i>Salaries for current employees</i>	\$7,000,000	\$7,324,727
<i>Number of employees retained</i>	184	154
<i>Salaries for employees retained</i>	\$7,000,000	\$7,324,727
<i>Number of employees added</i>	55	N/A
<i>Salaries for employees added</i>	\$2,035,000	N/A
<i>Cost of project</i>	\$4,000,000	\$3,886,483
<i>Assessed value of project</i>		\$1,473,282

FILED

NOV 14 2007

Robin M. Mills
AUDITOR HAMILTON COUNTYResolution 07-19**AMENDED RESOLUTION AMENDING RESOLUTION 03-09****RESOLUTION CONFIRMING SEPTEMBER 8, 2003
RESOLUTION 03-08 DETERMINING THAT THE QUALIFICATION FOR
AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET**

WHEREAS, Custom Concrete Company, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Custom Concrete Company, Inc. intend to construct a new corporate headquarters facility on an unimproved portion of the approximately 52.56 acres of real estate generally located at 17303 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two Million Seven Hundred Fifty Thousand Dollars (2,750,000.00).

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on September 8, 2003 reviewed and approved Custom Concrete Company, Inc.'s application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C. 6-1.1-12.1-2.5 Custom Concrete has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town Council, Hamilton County, Indiana regarding the declaration of Custom Concrete's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Custom Concrete Company, Inc., and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3:

1. Custom Concrete's estimate of the cost of the new corporate headquarters facility is a reasonable estimate for facilities of that type.
2. The estimate that approximately 55 new jobs will be created over five years is a reasonable estimate.
3. Custom Concrete's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Personal Property. Resolution 03-08 adopted by the Town Council on September 8, 2003 is hereby confirmed and the taxation for the personal property shall be abated for a period of six (6) years pursuant to the schedule provided by I.C. 6-1.1-12.1-4.

The six year term shall begin for the tax filingⁿ year 2007 payable 2008. The personal property tax deduction applies to all personal property of Custom Concrete Company, Inc. located at 17241 Foundation Parkway, Westfield, Indiana and includes the following entities which are also located at the above address and have been created for tax reasons:

- 1) Custom Concrete Company, Inc.
- 2) Custom Waterproofing, LLC
- 3) Oak Ridge Solutions, Inc.
- 4) Construction Equipment Leasing Specialists, Inc.
- 5) JMC, LLC

The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

Section 2. Tax Abatement for Improvements on Real Estate. The improvement on the real estate of Custom Concrete Company, Inc. is abated for ten (10) years and the legal owner of the entity is Oak Ridge Real Estate Development, LLC.

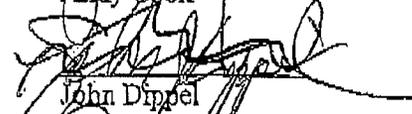
Economic Revitalization Area. The designated area has been limited to a period not to exceed ten (10) calendar years. The date this designation expires is September 30, 2018. The amount of deduction is limited to the assessed valuation of the improvement. The current legal entity which is the owner of the real estate is Oak Ridge Real Estate Development, LLC which is a successor to the entities in prior resolutions known as Custom Concrete Company, Inc.

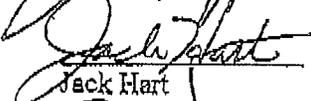
ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,
INDIANA THIS 12 DAY OF ~~OCTOBER~~, 2007.
NOVEMBER

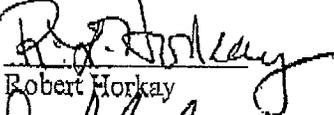
WESTFIELD TOWN COUNCIL

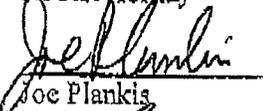
Voting For

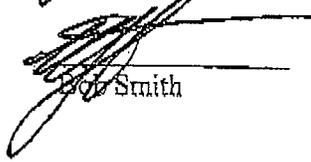

Andy Cook


John Dippel


Jack Hart

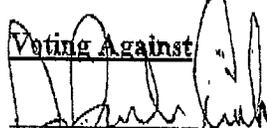

Robert Horkay

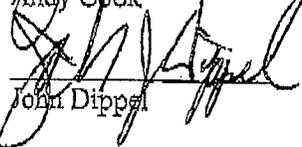

Joe Plankis


Bob Smith

Ron Thomas

Voting Against


Andy Cook


John Dippel

Jack Hart

Robert Horkay

Joe Plankis

Bob Smith


Ron Thomas

Abstain

Andy Cook

John Dippel

Jack Hart

Robert Horkay

Joe Plankis

Bob Smith

Ron Thomas

ATTEST



Cindy Gostard, Clerk/Treasurer
Town of Westfield

This instrument was prepared by Gordon Byrnes, Attorney at Law, P.O. Box 27,
Noblesville, Indiana 46061 (317) 773-3221



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R / 1-08)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS:

- 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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Oak Ridge Real Estate Development, LLC and Custom Concrete Company, Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) .17241 Foundation Parkway, Westfield, IN 46074								
Name of contact person Douglas Staebler		Telephone number (317) 896-2885						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Town of Westfield		Resolution number (a)						
Location of property Washington Township at Oak Road and SR 32		County Hamilton						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary) 45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyers, trucks and panels.		ESTIMATED START DATE COMPLETION DATE						
		Machinery 03/01/2003 03/01/2005						
		R & D Equipment						
		Logist Dist Equipment						
		IT Equipment						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 184	Salaries 7,000,000.00	Number retained 184	Salaries 7,000,000.00	Number additional 55	Salaries 2,035,000.00			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Machinery		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	4,000,000.00							
Less values of any property being replaced								
Net estimated values upon completion of project	4,000,000.00							
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 				Title CFO		Date signed (month, day, year) 9/26/07		

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is September 30, 2018.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|---|--|
| 1. Installation of new manufacturing equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. Assessed value of the improvement of Custom Concrete Company, Inc. which is now owned by Oak Ridge Real Estate Development, LLC.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years | ** For ERA's established prior to July 1, 2000, <u>only</u> a 5 or 10 year schedule may be deducted. |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years | |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years | |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years | |
| <input type="checkbox"/> 5 years ** | <input checked="" type="checkbox"/> 10 years ** | |

Also we have 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)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

15.00
④
200 none

Resolution 03-09

**RESOLUTION CONFIRMING SEPTEMBER 8, 2003 RESOLUTION 03-08
DETERMINING THAT THE QUALIFICATION FOR AN ECONOMIC
REVITALIZATION AREA HAVE BEEN MET.**

200300101986
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-30-2003 At 12:06 pm.
15.00

WHEREAS, Custom Concrete Company, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Custom Concrete Company, Inc. intend to construct a new corporate headquarters facility on an unimproved portion of the approximately 52.56 acres of real estate generally located at 17303 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two million seven hundred fifty thousand dollars (\$2,750,000); and

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on September 8, 2003 reviewed and approved Custom Concrete Company, Inc's application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C 6-1.1-12.1-2.5 Custom Concrete has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town council, Hamilton County, Indiana regarding the declaration of Custom Concrete's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Custom Concrete Company, Inc, and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3

1. Custom Concrete's estimate of the cost of the new corporate headquarters facility is as reasonable estimate for facilities of that type.
2. The estimate that approximately 55 new jobs will be created over five years is a reasonable estimate.
3. Custom Concrete's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS;

Section 1. Resolution 03-08 adopted by the Town Council on September 8, 2003 is hereby confirmed and the taxation for the personal property shall be abated for a period of 6 years pursuant to the schedule provided by I.C. 6-1.1-12.1-4

Section 2. The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

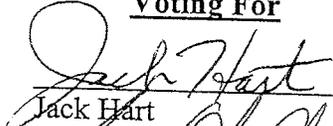
ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,
INDIANA THIS 18 DAY OF OCTOBER, 2003.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

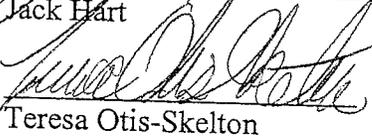
Abstain



Jack Hart

Jack Hart

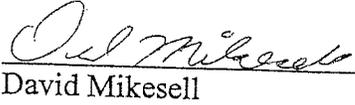
Jack Hart



Teresa Otis-Skelton

Teresa Otis-Skelton

Teresa Otis-Skelton



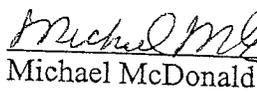
David Mikesell

David Mikesell

David Mikesell

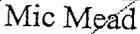


Michael McDonald



Michael McDonald

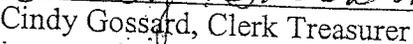
Michael McDonald



Mic Mead

Mic Mead

Mic Mead



Cindy Gossard, Clerk Treasurer

This document prepared by
Jerry Rosenberger, Town Manager



STATEMENT OF BENEFITS

State Form 27167 (R6 / 4-00)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM
SB - 1**

INSTRUCTIONS:

- 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 a person installs the new manufacturing equipment and / or research and development equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Custom Concrete

Address of taxpayer (street and number, city, state and ZIP code)
2816 W. 193rd Street, Westfield, Indiana, 46074

Name of contact person
Douglas Staebler

Telephone number
(317) 896-2885

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
Town of Westfield

Resolution number

Location of property
Washington Township at Oak Road and SR 32

County
Hamilton

Taxing district

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)
45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyors, trucks and panels.

ESTIMATED		
	Start Date	Completion Date
Real Estate	October 2003	June 2004
New Mfg Equipment	January 2004	December 2007
R & DE		

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
184	\$7,000,000	184	\$7,000,000	55	\$2,035,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	Real Estate Improvements		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values						
Plus estimated values of proposed project	\$2,500,000		\$4,000,000			
Less values of any property being replaced						
Net estimated values upon completion of project	\$2,500,000		\$4,000,000			

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____

Estimated hazardous waste converted (pounds) _____

Other benefits: _____

SECTION 6 TAXPAYER CERTIFICATION

Signature of authorized representative: *Douglas Staebler*

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

Title: CFO

Date signed (month, day, year): 8-22-03

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is Sept 30, 2013.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|---|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Residentially distressed areas | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ 2,500,000 cost with an assessed value of \$ 2,500,000.
- D. The amount of deduction applicable to new manufacturing equipment is limited to \$ 0 cost with an assessed value of \$ 0.
- E. The amount of deduction applicable to new research and development equipment is limited to \$ 0 cost with an assessed value of \$ 0.
- F. Other limitations or conditions (specify) NA

Also we have 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) <i>Jack Hart, President Town Council</i>	Telephone number <i>(317) 896-5577</i>	Date signed (month, day, year) <i>Sept 18, 03</i>
Attested by: <i>Cindy Gassard</i>	Designated body <i>Clerk Treasurer</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Custom Concrete, Co., Inc. (See Attached)	
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074	
Name of contact person Douglas W. Staebler	Telephone number (317) 399-2299

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Westfield City Council	Resolution number 03-09, 07-19
Location of property 17241 Foundation Parkway, Westfield, IN 46074	County Hamilton
	DLGF taxing district number 29014
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Construction Equipment, IT Equipment, Furnishings for new building	Estimated starting date (month, day, year) 03/02/2003
	Estimated completion date (month, day, year) 03/01/2007

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	184.00	154
Salaries	7,000,000.00	7,324,727.00
Number of employees retained	184.00	154
Salaries	7,000,000.00	7,324,727.00
Number of additional employees	55.00	
Salaries	2,035,000.00	

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values before project								
Plus: Values of proposed project	4,000,000.00							
Less: Values of any property being replaced								
Net values upon completion of project	4,000,000.00							
ACTUAL								
Values before project	1,802,110.00	289,054.00					0.00	0.00
Plus: Values of proposed project	3,559,687.00	1,340,612.00					326,796.00	132,670.00
Less: Values of any property being replaced	0.00	0.00					0.00	0.00
Net values upon completion of project	5,361,798.00	1,629,666.00					326,796.00	132,670.00

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	0	0
Amount of hazardous waste converted	0	0
Other benefits:	0	0

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Title Chief Financial Officer	Date signed (month, day, year) 4-24-08
--	----------------------------------	---

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12-5.9)

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

We have reviewed the CF-1 and find that:

the property owner **IS** in substantial compliance

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

other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

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

Attested by:	Designating body
--------------	------------------

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

Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
-----------------	--	------------------------------------	---------------------

HEARING RESULTS (to be completed after the hearing)

Approved Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

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

Attested by:	Designating body
--------------	------------------

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

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Custom Concrete Co., Inc.

Attachment to Form CV-1/PP, Compliance with Statement of Benefits – Personal Property

This form includes personal property and employee information for Custom Concrete Co., Inc. and the following related entities (all entities are related by common ownership and were created for tax purposes):

Custom Waterproofing, LLC – This entity provides all waterproofing services for Custom Concrete, Co., Inc.

JMC, LLC, d/b/a Custom Transport of Indiana – This entity owns the transportation vehicles (tri-axle dump trucks, semi-trucks and crane trucks) hired by Custom Concrete Co., Inc. to transport equipment, panels, and gravel/dirt to job sites.

Construction Equipment Leasing Specialists, Inc. – All major equipment is purchased through this entity and leased to Custom Concrete, Co., Inc., JMC, LLC and Oak Ridge Solutions, Inc.

Oak Ridge Solutions, Inc. – This entity is related by common ownership and develops software products used by Custom Concrete Co., Inc. as well as to be sold to outside entities.

Custom Truck & Auto, Inc. – this entity is related by common ownership and was created in 2007 to operate as a heavy truck and auto maintenance facility for Custom Concrete's fleet of vehicles as well as outside customers.

Oak Ridge Real Estate Development, LLC
17241 Foundation Parkway
Westfield, IN 46074

Project Location 17241 Foundation Parkway

Project Description 45,000 square foot headquarters/operations facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyers, trucks and panels.

Authority Resolution 07-19 passed 11/12/2007 amending Resolution 03-09 passed on 9/18/2003

Additional Details Resolution 07-19 approves tax abatements for Custom Concrete, Inc. and Oak Ridge Real Estate Development, LLC. One Statement of Benefits was filed with the real property (building) listed under Oak Ridge Real Estate Development, LLC and the personal property (equipment) listed under Custom Concrete, Inc.

	<i>As shown on Statement of Benefits</i>	<i>Project status as of March 1, 2008</i>
<i>Estimated start date</i>	3/1/2003	8/1/2003
<i>Estimated completion date</i>	3/1/2005	3/30/2005
<i>Current number of employees</i>	184	154
<i>Salaries for current employees</i>	\$7,000,000	\$7,324,727
<i>Number of employees retained</i>	184	154
<i>Salaries for employees retained</i>	\$7,000,000	\$7,324,727
<i>Number of employees added</i>	55	N/A
<i>Salaries for employees added</i>	\$2,035,000	N/A
<i>Cost of project</i>	\$2,500,000	\$4,292,224
<i>Assessed value of project</i>		\$3,098,500

FILED

NOV 14 2007

Robin M. Mills
AUDITOR HAMILTON COUNTYResolution 07-19**AMENDED RESOLUTION AMENDING RESOLUTION 03-09****RESOLUTION CONFIRMING SEPTEMBER 8, 2003
RESOLUTION 03-08 DETERMINING THAT THE QUALIFICATION FOR
AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET**

WHEREAS, Custom Concrete Company, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Custom Concrete Company, Inc. intend to construct a new corporate headquarters facility on an unimproved portion of the approximately 52.56 acres of real estate generally located at 17303 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two Million Seven Hundred Fifty Thousand Dollars (2,750,000.00).

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on September 8, 2003 reviewed and approved Custom Concrete Company, Inc.'s application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C. 6-1.1-12.1-2.5 Custom Concrete has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town Council, Hamilton County, Indiana regarding the declaration of Custom Concrete's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Custom Concrete Company, Inc., and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3:

1. Custom Concrete's estimate of the cost of the new corporate headquarters facility is a reasonable estimate for facilities of that type.
2. The estimate that approximately 55 new jobs will be created over five years is a reasonable estimate.
3. Custom Concrete's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Personal Property. Resolution 03-08 adopted by the Town Council on September 8, 2003 is hereby confirmed and the taxation for the personal property shall be abated for a period of six (6) years pursuant to the schedule provided by I.C. 6-1.1-12.1-4.

The six year term shall begin for the tax filingⁿ year 2007 payable 2008. The personal property tax deduction applies to all personal property of Custom Concrete Company, Inc. located at 17241 Foundation Parkway, Westfield, Indiana and includes the following entities which are also located at the above address and have been created for tax reasons:

- 1) Custom Concrete Company, Inc.
- 2) Custom Waterproofing, LLC
- 3) Oak Ridge Solutions, Inc.
- 4) Construction Equipment Leasing Specialists, Inc.
- 5) JMC, LLC

The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

Section 2. Tax Abatement for Improvements on Real Estate. The improvement on the real estate of Custom Concrete Company, Inc. is abated for ten (10) years and the legal owner of the entity is Oak Ridge Real Estate Development, LLC.

Economic Revitalization Area. The designated area has been limited to a period not to exceed ten (10) calendar years. The date this designation expires is September 30, 2018. The amount of deduction is limited to the assessed valuation of the improvement. The current legal entity which is the owner of the real estate is Oak Ridge Real Estate Development, LLC which is a successor to the entities in prior resolutions known as Custom Concrete Company, Inc.

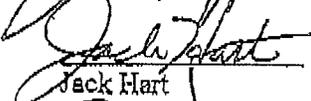
ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD,
INDIANA THIS 12 DAY OF ~~OCTOBER~~, 2007.
NOVEMBER

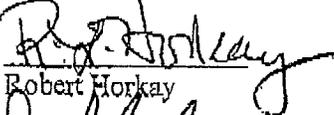
WESTFIELD TOWN COUNCIL

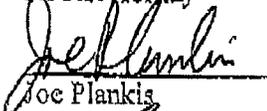
Voting For

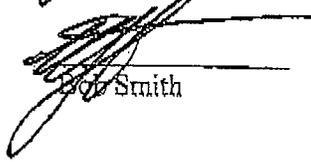

Andy Cook


John Dippel


Jack Hart


Robert Horkay


Joe Plankis


Bob Smith

Ron Thomas

Voting Against


Andy Cook

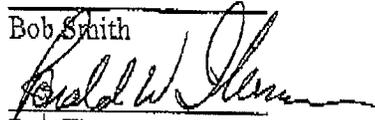

John Dippel

Jack Hart

Robert Horkay

Joe Plankis

Bob Smith


Ron Thomas

Abstain

Andy Cook

John Dippel

Jack Hart

Robert Horkay

Joe Plankis

Bob Smith

Ron Thomas

ATTEST



Cindy Gostard, Clerk/Treasurer
Town of Westfield

This instrument was prepared by Gordon Byrnes, Attorney at Law, P.O. Box 27,
Noblesville, Indiana 46061 (317) 773-3221



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 81767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

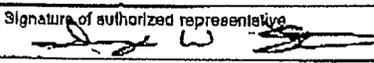
20 07 PAY 20 08
FORM 58-1 / Real Property

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation. BEFORE a deduction may be approved.
3. To obtain a deduction, application Form 322 ERAVRE or Form 322 ERAVBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(i)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Oak Ridge Real Estate Development, LLC and Custom Concrete Company, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074					
Name of contact person Douglas Staebler		Telephone number (317) 896-2885		E-mail address	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Town of Westfield		Resolution number		DLGF taxing district number	
Location of property Washington Township at Oak Road and SR 32		County Hamilton		Estimated start date (month, day, year) 03/01/2003	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyers, trucks and panels.				Estimated completion date (month, day, year) 03/01/2005	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 184.00	Salaries \$7,000,000.00	Number retained 184.00	Salaries \$7,000,000.00	Number additional 55.00	Salaries \$2,036,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		2,500,000.00			
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project		2,500,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true,					
Signature of authorized representative 		Title CFO		Date signed (month, day, year) 9/26/07	

FOR USE OF THE DESIGNATING BODY

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

- A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is September 30, 2018.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
 - 3. Occupancy of a vacant building Yes No
- C. The amount of the deduction applicable is limited to \$ Assessed value of the improvement of Custom Concrete Company, Inc. which is now owned by Oak Ridge Real Estate Development, LLC.
- D. Other limitations or conditions (specify) _____
- E. The deduction is allowed for 10 years* (see below).

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

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

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

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

15.00
④
200 none

Resolution 03-09

**RESOLUTION CONFIRMING SEPTEMBER 8, 2003 RESOLUTION 03-08
DETERMINING THAT THE QUALIFICATION FOR AN ECONOMIC
REVITALIZATION AREA HAVE BEEN MET.**

200300101986
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-30-2003 At 12:06 pm.
15.00

WHEREAS, Custom Concrete Company, Inc. has filed with the Town Council of Westfield, Indiana, an application for declaration of an Economic Revitalization Area in order to obtain personal property tax abatement pursuant to I.C. 6-1.1-12.1 et seq.; and

WHEREAS, Custom Concrete Company, Inc. intend to construct a new corporate headquarters facility on an unimproved portion of the approximately 52.56 acres of real estate generally located at 17303 Oakridge Road, Westfield, Indiana. It is estimated that the new corporate headquarter to be located at the new site will have a total cost of approximately Two million seven hundred fifty thousand dollars (\$2,750,000); and

WHEREAS, the Westfield Town Council, at a regularly scheduled meeting held on September 8, 2003 reviewed and approved Custom Concrete Company, Inc's application and declared the real estate described in the application to be an Economic Revitalization Area; and

WHEREAS, pursuant to I.C 6-1.1-12.1-2.5 Custom Concrete has properly published in a newspaper of general circulation a "Notice of Public Hearing" for the Westfield Town council, Hamilton County, Indiana regarding the declaration of Custom Concrete's real estate as an Economic Revitalization Area. This notice was provided at least ten (10) days prior to said hearing; and

WHEREAS, at the public hearing, the Town Council received evidence concerning the project. Based upon that evidence, the Statement of Benefits submitted by Custom Concrete Company, Inc, and the Town Council's independent investigation, the Town Council makes the following finding of fact pursuant to I.C. 6-1.1-12.1-3

1. Custom Concrete's estimate of the cost of the new corporate headquarters facility is as reasonable estimate for facilities of that type.
2. The estimate that approximately 55 new jobs will be created over five years is a reasonable estimate.
3. Custom Concrete's estimate of the annual compensation of the individuals who should be employed as a result of the new headquarters/operations facility is a reasonable estimate.
4. The totality of the benefits to be derived from the project is sufficient to justify the abatement of taxation, based on the above findings of fact, in addition to the fact that the redevelopment should create new and permanent jobs, expand the property tax base, encourage new industrial growth, and generally revitalize the Town of Westfield.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS;

Section 1. Resolution 03-08 adopted by the Town Council on September 8, 2003 is hereby confirmed and the taxation for the personal property shall be abated for a period of 6 years pursuant to the schedule provided by I.C. 6-1.1-12.1-4

Section 2. The schedule of abatement is as follows:

<u>Year of Deduction</u>	<u>Percentage Abatement</u>
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	17%

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD, INDIANA THIS 18 DAY OF OCTOBER, 2003.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain

Jack Hart
Jack Hart

Jack Hart

Jack Hart

Teresa Otis-Skelton
Teresa Otis-Skelton

Teresa Otis-Skelton

Teresa Otis-Skelton

David Mikesell
David Mikesell

David Mikesell

David Mikesell

Michael McDonald

Michael McDonald
Michael McDonald

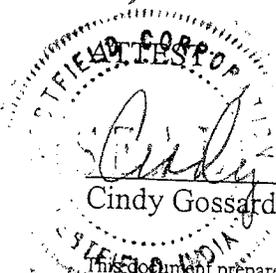
Michael McDonald

Mic Mead

Mic Mead

Mic Mead

Cindy Gossard
Cindy Gossard, Clerk Treasurer



This document prepared by
Jerry Rosenberger, Town Manager



STATEMENT OF BENEFITS

State Form 27167 (R6 / 4-00)
Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM
SB - 1**

INSTRUCTIONS:

- 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 a person installs the new manufacturing equipment and / or research and development equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment and / or research and development equipment, BEFORE a deduction may be approved.
- To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PPME and / or 322 ERA / PPR & DE, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PPME and / or 322 ERA PPR & DE must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and / or research and development equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5 (e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Custom Concrete

Address of taxpayer (street and number, city, state and ZIP code)
2816 W. 193rd Street, Westfield, Indiana, 46074

Name of contact person
Douglas Staebler

Telephone number
(317) 896-2885

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
Town of Westfield

Resolution number

Location of property
Washington Township at Oak Road and SR 32

County
Hamilton

Taxing district

Description of real property improvements and / or new manufacturing equipment and / or research and development equipment (use additional sheets if necessary)
45,000 SF Headquarters/Operations Facilities to be constructed on 18 acres. New machinery and equipment investment will be \$4,000,000 and will include excavating equipment, conveyors, trucks and panels.

ESTIMATED		
	Start Date	Completion Date
Real Estate	October 2003	June 2004
New Mfg Equipment	January 2004	December 2007
R & DE		

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
184	\$7,000,000	184	\$7,000,000	55	\$2,035,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	Real Estate Improvements		Machinery		Research and Development Equipment	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values						
Plus estimated values of proposed project	\$2,500,000		\$4,000,000			
Less values of any property being replaced						
Net estimated values upon completion of project	\$2,500,000		\$4,000,000			

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____

Estimated hazardous waste converted (pounds) _____

Other benefits: _____

SECTION 6 TAXPAYER CERTIFICATION

Signature of authorized representative
Douglas Staebler

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

Title
CFO

Date signed (month, day, year)
8-22-03

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is Sept 30, 2013.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | |
|---|---|--|
| 1. Redevelopment or rehabilitation of real estate improvements; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Residentially distressed areas | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
- C. The amount of deduction applicable for redevelopment or rehabilitation is limited to \$ 2,500,000 cost with an assessed value of \$ 2,500,000.
- D. The amount of deduction applicable to new manufacturing equipment is limited to \$ 0 cost with an assessed value of \$ 0.
- E. The amount of deduction applicable to new research and development equipment is limited to \$ 0 cost with an assessed value of \$ 0.
- F. Other limitations or conditions (specify) NA

Also we have 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) <i>Jack Hart, President Town Council</i>	Telephone number <i>(317) 896-5577</i>	Date signed (month, day, year) <i>Sept 18, 03</i>
Attested by: <i>Cindy Gassard</i>	Designated body <i>Clerk Treasurer</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 08 PAY 20 09

FORM CF-1 / Real Property

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

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

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Oak Ridge Real Estate Development, LLC & Custom Concrete, Co., Inc.		
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074		
Name of contact person Douglas W. Staebler	Telephone number (317) 399-2299	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Westfield City Council	Resolution number 03-09, 07-19	
Location of property 17241 Foundation Parkway, Westfield, IN 46074	County Hamilton	DLGF taxing district number
Description of real property improvements: New Commercial Construction of Building	Estimated starting date (month, day, year) 08/01/2003	
	Estimated completion date (month, day, year) 03/30/2005	

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	184	154
Salaries	7,000,000.00	7,324,727.00
Number of employees retained	184	154
Salaries	7,000,000.00	7,324,727.00
Number of additional employees	55	
Salaries	2,035,000.00	

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0.00	
Plus: Values of proposed project	2,500,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	2,500,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	0.00	
Plus: Values of proposed project	4,292,224.00	3,098,500.00
Less: Values of any property being replaced	0.00	0.00
Net values upon completion of project	4,292,224.00	3,098,500.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	0	0
Amount of hazardous waste converted	0	0
Other benefits:	0	0

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Chief Financial Officer	Date signed (month, day, year) 4-24-08

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

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

We have reviewed the CF-1 and find that:

the property owner **IS** in substantial compliance

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

other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

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

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

Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
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HEARING RESULTS (to be completed after the hearing)

Approved Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member	Date signed (month, day, year)
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Attested by:	Designating body
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APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.