RESOLUTION NO. 2014- 0003

A Resolution of the County Council of
Vermillion County, Indiana, Designating an Area Within
Vermillion County, Indiana as an Economic Revitalization Area
Approving Statement of Benefits, and
Adopting Waivers

WHEREAS, a request for a real property tax abatement has been filed by **Eli Lilly and Company** (hereinafter "Applicant") with the County Council of the County of Vermillion, Indiana (hereinafter "the County Council") requesting that the real property located at State Road 63, Clinton, Indiana (a legal description of the Real Estate is attached as Exhibit 1) (hereinafter the "Real Estate") be designated an Economic Revitalization Area for purposes of property tax abatement; and

WHEREAS, the Applicant has submitted a Statement of Benefits on Form SB-1/Real Property dated April 25, 2014, to the County Council, a copy of which is attached as Exhibit 2 ("Statement of Benefits") and provided all information and documentation necessary for the County Council to make an informed decision, including a description of the Real Estate upon which the redevelopment or rehabilitation of real property described in the Statement of Benefits shall be located; and

WHEREAS, in the Statement of Benefits, the Applicant has estimated that its investment in the redevelopment or rehabilitation of real property to be located at the subject Real Estate will be Fourteen Million Five Hundred Thousand Dollars ($14,500,000); and

WHEREAS, the project described in the Statement of Benefits will not create any jobs but will allow the Applicant to retain an estimated 450 existing full-time jobs at the facilities located at the Real Estate with an estimated average total annual payroll of $31,500,000; and

WHEREAS, the County Council is authorized under the provisions of I.C. 6-1.1-12.1-1 et seq. to designate areas of Vermillion County, Indiana as Economic Revitalization Areas for the purpose of tax abatement; and

WHEREAS, the Real Estate is within the jurisdiction of the County Council; and

WHEREAS, the County Council has reviewed and considered the Statement of Benefits and has conducted a complete and proper investigation of the Real Estate and neighborhood to determine that the Real Estate qualifies as an Economic Revitalization Area under I.C. 6-1.1-12.1-1; and

WHEREAS, the County Council has found the Real Estate to be in an area which is within the corporate limits of Vermillion County, Indiana, which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence,

substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property and is an area where a facility or a group of facilities that are technologically, economically or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues; and

WHEREAS, Applicant has initiated or may initiate the redevelopment or rehabilitation of real property described in the Statement of Benefits before the Real Estate has been designated an economic revitalization area by the County Council, or before Applicant's Statement of Benefits was submitted to the County Council; and

WHEREAS, pursuant to the provisions of I.C. 6-1.1-12.1-11.3, the County Council seeks to waive any noncompliance with the requirements that an economic revitalization area be designated and that a completed statement of benefits form must be submitted to the County Council, before the initiation of said redevelopment or rehabilitation of real property (the "Waivers"); and

WHEREAS, on May 12, 2014, pursuant to Resolution No. 2014-0001, the County Council did adopt a resolution for the designation of the Real Estate as an "economic revitalization area," approving the Statement of Benefits and considering the Waivers ("Declaratory Resolution"); and

WHEREAS, notice of the adoption and substance of the Declaratory Resolution and the scheduling of a public hearing on June 9, 2014, regarding the Declaratory Resolution was published pursuant to I.C. 6-1.1-12.1-2.5; and

WHEREAS, the County Council, after conducting a public hearing on these matters on June 9, 2014, has given careful consideration to all comments and views expressed regarding the designation of the Real Estate as an "economic revitalization area," the Statement of Benefits, and the Waivers; and

WHEREAS, all requirements of I.C. 6-1.1-12.1-2.5 have been fulfilled; and

WHEREAS, all requirements of I.C. 6-1.1-12.1-11.3(c) have been fulfilled.

NOW, THEREFORE, IT IS FOUND, DETERMINED, CONFIRMED AND RESOLVED by the County Council that:

1. The County Council confirms its Resolution No. 2014-0001.

2. The Real Estate set forth in Exhibit 1 should be and is hereby found, declared and designated to be an "Economic Revitalization Area" as that term is defined in I.C. 6-1.1-12.1-1.

3. The Statement of Benefits submitted by Applicant on April 25, 2014, and attached hereto as Exhibit 2, should be and is hereby approved.

4. For the Statement of Benefits, the County Council makes the following findings of fact pursuant to I.C. 6-1.1-12.1-3(b):

a. The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature.

b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

e. The totality of benefits is sufficient to justify the deduction.

5. The County Council further finds Applicant's estimate of the value of the project to be put in place on the subject Real Estate is reasonable for projects of that nature in order to maintain, expand, update, and improve the ability of Applicant to continue its manufacturing and research and development operations in Vermillion County, Indiana.

6. The County Council hereby finds, declares and determines that deductions from the assessed value of the redevelopment or rehabilitation of real property described in the Statement of Benefits approved by this Resolution shall be allowed over a ten (10) year deduction period, pursuant to the following ten (10) year abatement deduction Schedule, which the County Council hereby establishes, prescribes and adopts:

YEAR OF DEDUCTION	DEDUCTION PERCENTAGE
1st	100%
2nd	95%
3rd	80%
4th	65%
5th	50%
6th	40%
7th	30%
8th	20%
9th	10%
10th	5%

7. This abatement will be subject to mutually acceptable terms and provisions of an Abatement Calculation Agreement to be negotiated and entered by and between the County Council and Applicant pursuant to I.C. 6-1.1-12.1-2(i).

8. Pursuant to I.C. 6-1.1-12.1-14, the County Council has established an Abatement Fee, Applicant has been advised of said fee and agreed to the imposition of the Abatement Fee and the incorporation of such fee in this Resolution. Now, therefore, the County Council incorporates herein the provisions of I.C. 6-1.1-12.1-14 and declares that the percentage to be applied by the County Auditor for purposes of Step Two of I.C. 6-1.1-12.1-14(c) is 5%.

BE IT ALSO RESOLVED BY THE COUNTY COUNCIL, that after conducting a public hearing on the Waivers on June 9, 2014, the County Council hereby finds and resolves that pursuant to I.C. 6-1.1-12.1-11.3, this resolution adopting Waivers waiving any noncompliance by Applicant with the requirements that an economic revitalization area be designated before the initiation of the redevelopment or rehabilitation of real property for which Applicant desires to claim a deduction under I.C. 6-1.1-12.1, and that a completed statement of benefits form must be submitted to the County Council before the initiation of the redevelopment or rehabilitation of real property for which Applicant desires to claim a deduction under I.C. 6-1.1-12.1, should be and is hereby adopted by the County Council and that any such noncompliance by Applicant is hereby waived.

Passed in Open Council this 9th day of June, 2014.

VERMILLION COUNTY COUNCIL

William Brent Bush

Michael Costello

Milisa Carty

Michael A. Carty

James E. McClain

Randy Dreher

Jill Wesch

This instrument prepared by
Louis F. Britton, COX, ZWERNER, GAMBILL & SULLIVAN, LLP
511 Wabash Avenue, Terre Haute, IN 47807; (812) 232-6003.

Part of Sections 14, 15, 22 and 23 in Township 15 North, Range 9 West, Second Principal Meridian in Helt Township, Vermillion County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the East Half of the said Section 22; thence North 00 degrees 08 minutes 09 seconds East along the West line of the said Half Section 5348.75 feet to the Northwest corner of the said Half Section; thence North 00 degrees 08 minutes 14 seconds West along the West line of the Southeast Quarter of the said Section 15 a distance of 636.19 feet to a cut cross in an aluminum capped monument with the words "ELI LILLY AND COMPANY BOUNDARY MARKER" stamped thereon: thence North 88 degrees 50 minutes 14 seconds East, more or less along the centerline of County Road 975S as now located, 2556.50 feet to a cut cross in an aluminum capped monument with the words "ELI LILLY AND COMPANY BOUNDARY MARKER" stamped thereon and a curve having a radius of 110.00 feet, the radius point of which bears North 01 degrees 09 minutes 46 seconds West; thence Northeasterly along the said curve and more or less along the said centerline 96.37 feet to a cut cross in an aluminum capped monument with the words "ELI LILLY AND COMPANY BOUNDARY MARKER" stamped thereon which bears South 51 degrees 21 minutes 24 seconds East from said radius point (said point also being on the North line of the South Half of the South Half of the Southeast Quarter of Section 15); thence North 88 degrees 31 minutes 19 seconds East along the said North line 46.30 feet to the Northeast corner of the South Half of the South Half of the said Southeast Quarter Section, (said Northeast corner being North 00 degrees 08 minutes 43 seconds West 657.37 feet from the Southwest corner of the Southwest Quarter of Section 14); thence North 00 degrees 08 minutes 43 seconds West along the West line of the Southwest Quarter of the said Section 14, a distance of 657.37 feet to the Northwest corner of the South Half of the said Southwest

EXHIBIT 1

Quarter of Section 14; thence South 89 degrees 55 minutes 05 seconds East along the North line of the said South Half of the Southwest Quarter of Section 14, a distance of 3067.10 feet to the West bank of the Wabash River; (the next ten courses are along the West bank of the Wabash River); thence South 08 degrees 25 minutes 14 seconds West 1079.66 feet, thence South 18 degrees 54 minutes 41 seconds West 203.41 feet; thence South 18 degrees 08 minutes 28 seconds West 376.04 feet; thence South 11 degrees 42 minutes 15 seconds West 1004.96 feet; thence South 02 degrees 22 minutes 42 seconds West 751.35 feet; thence South 07 degrees 54 minutes 55 seconds West 980.72 feet; thence South 14 degrees 34 minutes 56 seconds West 322.60 feet; thence South 10 degrees 51 minutes 11 seconds West 1284.67 feet; thence South 18 degrees 53 minutes 14 seconds West 341.63 feet; thence South 27 degrees 41 minutes 33 seconds West 492.86 feet to the South line of the Southwest Quarter of the said Section 23; thence South 89 degrees 09 minutes 00 seconds West along the said South line 1729.71 feet to the Southeast corner of the said Section 22, thence South 88 degrees 56 minutes 29 seconds West along the South line of the said East Half of the said Section 22 a distance of 2659.51 feet to the PLACE OF BEGINNING, containing 747.305 acres, more or less.

Except however, that land set out in Circuit Court of Vermillion County, Indiana, Order Book No. 88, page 415. Date of Order - April 5, 1977. The following description is that land set out in said Order Book, except the bearings have been rotated 00 degrees 06 minutes 20 seconds to the right in order to match the bearings of the above 747.305 acre tract description.

A part of the South Half of the South Half of the Southeast Quarter of Section 15, and a part of the East Half of Section 22, all in Township 15 North, Range 9 West, Vermillion County, Indiana, described as follows:

Commencing at the Southwest corner of said Half Section, thence North 88 degrees 56 minutes 29 seconds East 359.86 feet along the South line of said Half Section; thence North 1 degree 03 minutes 31 seconds West 20.00 feet to the North Boundary of County Road 1100S and the POINT OF BEGINNING OF THIS DESCRIPTION: thence South 88 degrees 56 minutes 29 seconds West 124.63 feet along the boundary of said County Road 1100S to the Northeastern boundary of the intersection of said County Road 1100S and S.R. 63; thence North 64 degrees 51 minutes 00 seconds West 98.38 feet along the boundary of the intersection of the said County Road 1100S and said S.R. 63 to the East boundary of said S.R. 63; thence North 0 degree 04 minutes 40 seconds West 3,616.10 feet along the boundary of S.R. 63; thence along said boundary Northerly 1,523.23 feet along an arc to the right and having a radius of 196,356.67 feet and subtended by a long chord having a bearing of North 0 degree 08 minutes 40 seconds East and a length of 1,523.23 feet; thence North 5 degrees 53 minutes 55 seconds West 100.56 feet along said boundary; thence along said boundary Northerly 179.93 feet along an arc to the right and having a radius of 196,367.67 feet and subtended by a long chord having a bearing North 0 degree 25 minutes 20 seconds East and a length of

179.93 feet; thence South 89 degrees 33 minutes 06 seconds East 50.00 feet along said boundary; thence along said boundary Northerly 195.96 feet along an arc to the right and having a radius of 196,317.67 feet and subtended by a long chord having a bearing North 0 degree 28 minutes 37 seconds East and a length of 195.96 feet; thence North 0 degree 30 minutes 20 seconds East 218.17 feet along said boundary to Southern boundary of the intersection of said S.R. 63 and County Road 975S; thence North 80 degrees 33 minutes 16 seconds East 45.69 feet along the boundary of the intersection of S.R. 63 and said County Road 975S, thence South 0 degree 30 minutes 10 seconds West 302.08 feet; thence South 7 degrees 52 minutes 01 seconds West 201.52 feet; thence South 0 degree 10 minutes 25 seconds West 1,722.63 feet; thence South 0 degree 04 minutes 40 seconds East 3,606.10 feet; thence South 72 degrees 19 minutes 56 seconds East 163.39 feet to the POINT OF BEGINNING and containing 0.632 acres, more or less, in said Section 15 and containing 7.217 acres, more or less in said Section 22, and containing in all 7.849 acres, more or less.

ALSO EXCEPT: Part of Sections 14, 15, 22 and 23 in Township 15 North, Range 9 West in Vermillion County, Indiana, more particularly described as follows:

Beginning on the South line of the Southeast Quarter of the said Section 22, South 88 degrees 56 minutes 29 seconds West 182.44 feet from the Southeast corner of the said Southeast Quarter Section; thence South 88 degrees 56 minutes 29 seconds West along the said South line 80.13 feet; thence North 02 degrees 12 minutes 49 seconds East 4860.56 feet to a curve having a radius of 5772.89 feet, the radius point of which bears South 87 degrees 47 minutes 11 seconds East; thence Northerly along the said curve 785.44 feet, to a point which bears North 79 degrees 59 minutes 27 seconds West from the said radius point; thence North 10 degrees 00 minutes 33 seconds East 1071.14 feet to the North line of the South Half of the Southwest Quarter of the said Section 14, at a point being South 89 degrees 55 minutes 05 seconds East 158.55 feet from the Northwest corner of the said Half Quarter of Section 14; thence South 89 degrees 55 minutes 05 seconds East along the said North line 81.22 feet; thence South 10 degrees 00 minutes 33 seconds West 1085.14 feet to a curve having a radius of 5692.89 feet, at a point which bears North 79 degrees 59 minutes 27 seconds West from the said radius point; thence Southerly along the said curve 774.56 feet to a point which bears North 87 degrees 47 minutes 11 seconds West from the said radius point; thence South 02 degrees 12 minutes 49 seconds West 4855.98 feet to the PLACE OF BEGINNING, containing 12.335 acres, more or less.

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)
Prescribed by the Department of Local Government Finance

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

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

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

INSTRUCTIONS:
1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer		
Eli Lilly and Company		
Address of taxpayer *(number and street, city, state, and ZIP code)*		
10500 S. State Road 63, P.O. Box 99, Clinton, IN 47842-0099		
Name of contact person	**Telephone number**	**E-mail address**
Kerry A. Dunbar	(765) 832-4886	dunbar_kerry_a@elanco.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Vermillion County Council		2011-7
Location of property	**County**	**DLGF taxing district number**
10500 S. State Road 63, P.O. Box 99, Clinton, IN 47842-0099	Vermillion	007 Helt Twp.
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*		**Estimated start date** *(month, day, year)*
Construction of laboratory space (and associated support areas) at Clinton plantsite, approximately 25,000 sq ft, single story, steel and masonry facility.		September 2014
		Estimated completion date *(month, day, year)* December 31, 2015

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
462*	$33,900,000*	450*	$31,500,000*	none	N/A

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		*
Plus estimated values of proposed project	$14,500,000*	*
Less values of any property being replaced	*	*
Net estimated values upon completion of project	$14,500,000*	*

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

Other benefits

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative	Date signed *(month, day, year)*
DAS [signature]	4-25-14
Printed name of authorized representative	**Title**
David P. Lewis	Asst. Treas.

53909009 *See Attachment incorporated herein by reference.

EXHIBIT 2

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
   ☐ Yes ☐ No
   If yes, attach a copy of the abatement schedule to this form.
   If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.

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

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

ATTACHMENT TO STATEMENT OF BENEFITS FORM SB-1/REAL PROPERTY OF ELI LILLY AND COMPANY CLINTON, INDIANA/VERMILLION COUNTY

Section 2. Eli Lilly and Company's ("Lilly") project consists of the construction of a new building to provide laboratory (and associated support areas). The building will be an approximately 25,000 square feet, single story, steel and masonry facility.

The personal property components of Lilly's project are described in the Form SB-1/PP filed concurrently herewith.

The estimated start dates and completion dates as set forth in this Statement of Benefits are approximate. These dates are merely estimates and may fluctuate, depending on circumstances.

Section 3. The current number of persons employed full-time at the project site is 462, with total approximate salaries of $33,900,000. For purposes of this Statement of Benefits and Lilly's proposed project, the estimate of employees to be supported and retained as a result of the project is 450 with total estimated salaries of $31,500,000. While Lilly anticipates that it will continue for the foreseeable future to employ 462 employees at its plant, nevertheless, because it is impossible to predict with certainty whether that precise level of employment will be maintained at all times over the life of the project, for all purposes of measuring Lilly's compliance with this Statement of Benefits, Lilly is estimating that the number of retained employees as a result of the project will be 450 with estimated total salaries of $31,500,000.

Note: these 450 employee positions are the same 450 employee positions referred to in the Form SB-1/PP being filed concurrently herewith with respect to the personal property portion of Lilly's project.

Section 4. Lilly has set forth under Section 4 the estimated cost of the redevelopment and rehabilitation of real property that will be constructed as part of this project. These estimated costs are just that – estimates – and the actual costs may vary above or below the amounts listed, depending upon circumstances. These cost estimates reflect the estimates as of the date of the filing of this form and may vary as final engineering design and installation occur, by 10% above or below this amount. Likewise, until the project is completed, certain of the costs that have been estimated for the personal property portion of this project (*see* the Form SB-1/PP filed concurrently herewith) may, in fact, be costs for real property and some of the costs of the real property estimated herein, may ultimately be personal property costs.

Estimates of assessed values for real property are difficult to predict. Assessed values for real property ultimately depend on a number of factors. The assessed values of this real property will be determined under a complex set of statutes and regulations, making it difficult to estimate total assessed values of such real property. Also, please note that the actual assessed value of this real property will depend upon the facts and on numerous objective and subjective factors, and will not be known with any certainty until the property is constructed and assessed. In short, such assessments will ultimately be determined in accordance with the Indiana property tax laws and regulations. The assessed value of all of the real property improvements at the Clinton plant as of March 1, 2013 was $13,598,300. (See Parcel No. 83-10-22-100-001.000-007.)

Finally, please note that at this time it is anticipated that an existing building (Building C22) situated at another location at the plant site will be vacated, decommissioned and razed sometime in 2016 or later. Certain equipment that is currently located in Building C22 will be moved to the new building described above.