

PLAINFIELD TOWN COUNCIL

RESOLUTION NO. 2015-43

**RESOLUTION PRELIMINARILY DESIGNATING ECONOMIC
REVITALIZATION AREA AND QUALIFYING CERTAIN PERSONAL PROPERTY
FOR TAX ABATEMENT – AMAZON.COM.INDC LLC, INC.**

WHEREAS, the Town Council of the Town of Plainfield, Indiana (the “Town Council” and “Town,” respectively) adopted a Tax Abatement Procedures Ordinance on March 24, 1997 (the “Ordinance”); and

WHEREAS, pursuant to the Ordinance, Amazon.com.indc LLC, Inc. (the “Applicant”) has filed with the Town Council on October 12, 2015, a Petition for Personal Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1-1 et. seq.; and

WHEREAS, the Application has been reviewed by the staff, the Tax Abatement Committee and the Town Council, and the Town has received from the Applicant the requisite filing fee.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, INDIANA, AS FOLLOWS:

1. Declaration of Economic Revitalization Area. The Town Council declares that the location described in Exhibit A, attached to and made part of this resolution (the “Location”), is, and shall hereinafter be, preliminarily deemed an “economic revitalization area” as that phrase is used and intended under the provisions of Indiana Code Sections 6-1.1-12.1-1 et. seq.

2. Personal Property. The Town Council declares that any and all personal property purchased and installed at the Location after the date of the adoption of this resolution by the Town Council, including the personal property described in Exhibit B, shall be eligible for personal property tax abatement pursuant to the provisions of I.C. 6-1.1-12.1-1 et. seq.

3. Compliance with Applicable Resolution and Statues. The Town Council declares that the Application complies in all respects with the Ordinance and all governing Indiana statutes, and that the Application, in all respects, is preliminarily granted and approved.

4. Findings of Fact. The Town Council states that the Location is now 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 that have impaired value or prevent normal development of property. The Town Council hereby finds the following:

- (a) The estimate of the value of the Applicant’s Project as stated in the Application is reasonable;

- (b) The employment numbers stated in the Application as a result of the Project, if any, are reasonably expected;
- (c) The salaries related to such employment, if any, are reasonable; and
- (d) The benefits to be received from the Applicant's Project are sufficient to justify the deduction.

6. Abatement Duration. Based upon the provisions of the Ordinance, the Town Council declares that a seven (7) year abatement duration meets the requirements of the Ordinance.

7. Effective Date. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-2.1-2.5. The hearing contemplated by said statute shall be held at the time and place of the meeting of the Town Council on November 9, 2015, to wit: Plainfield Town Hall, 206 W. Main Street, Plainfield, Indiana, at 7 p.m. local time. At such meeting the Town Council shall take final action determining whether the qualifications for an economic revitalization area and the personal property abatement have been met, and shall confirm, modify and confirm, or rescind this resolution. Such determination and final action by the Council shall be binding upon all affected parties; subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et. seq.

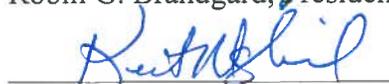
8. Filing With Hendricks County Authorities. Upon the adoption of this resolution, the Clerk-Treasurer of the Town shall cause a certified copy of this resolution, including the description of the previously described location and attached map, to be filed with the Hendricks County Assessor and/or such other Hendricks County Government officials as shall be necessary to make the Applicant eligible to file for personal property tax abatement as to the personal property contemplated by the Application.

Adopted by the Town Council of the Town of Plainfield, Indiana this 19th day of October, 2015.

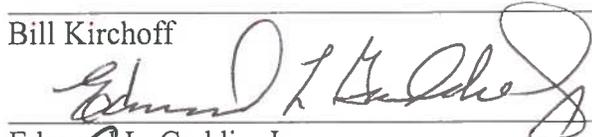
TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA



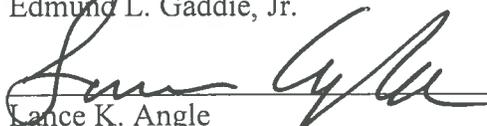
Robin G. Brandgard, President



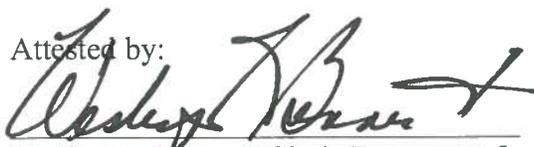
Kent McPhail

Bill Kirchoff


Edmund L. Gaddie, Jr.



Lance K. Angle

Attested by:


Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

EXHIBIT "I"

LEGAL DESCRIPTION

PARCEL I:

Lot Numbered Ten (10) in Airvest Business Park, Section 4, an addition to Guilford Township, Hendricks County, Indiana, as per plat thereof recorded February 28, 1996 in Plat Cabinet 3, Slide 154 pages 1 and 2 as amended by First Amendment to Final Plat dated February 28, 1996 and recorded February 29, 1996 in Miscellaneous Record 152 page 501 and as further corrected by Surveyor's Affidavit recorded March 1, 1996 in Miscellaneous Record 152, page 594 in the Office of the Recorder of Hendricks County, Indiana.

Together with easements for access, drainage and public utilities as set forth in Section 2.1(b), 2.2(b) and 2.3(c) of the Airvest Business Park Declaration of Easements, Covenants and Restrictions dated December 8, 1993 and recorded December 14, 1993 in Miscellaneous Record 139, page 40 and amended by Supplemental Declaration.

Together with easements for stormwater detention pond, stormwater pipeline and related drainage facilities and for access, ingress and egress for the purposes of construction, installation, reconstructing, cleaning, inspecting, repairing, maintaining and securing the drainage facilities as created by Stormwater and Drainage Facilities Easement Agreement dated December 11, 1996 and recorded December 12, 1996 in Miscellaneous Record 158, page 23.

PARCEL II:

Part of the Fractional Southwest Quarter of Section 31, Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows:

Beginning at a found county surveyor's disc which marks the Northwest corner of the fractional Southwest Quarter of Section 31; thence South no degrees 43 minutes 06 seconds East (assumed bearing) with the West line of said quarter section a distance of 458.02 feet to a found iron pin with a cap marked "Woolpert"; thence North 88 degrees 48 minutes 03 seconds East, parallel with the North line of the quarter section, a distance of 190.01 feet to an iron pin; thence North no degrees 43 minutes 06 seconds West 458.02 feet to a survey nail on the North line of the Southwest Quarter and in the County Road; thence with said north line and the county road South 88 degrees 48 minutes 03 seconds West 190.01 feet to the point of beginning.

Except that part conveyed to the Town of Plainfield in Special Warranty Deed recorded July 30, 1999 in Book 133, page 1981, Instrument No. 199900622526 described as follows:

A part of the Southwest Fractional Quarter of Section 31, Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows: Beginning at the northwest corner of said quarter section; thence North 89 degrees 15 minutes 30 seconds East (assumed

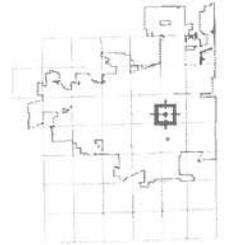
(Continued)

bearing) 57.915 meters (190.01 feet) along the north line of said quarter section to the northeast corner of the owner's land; thence South 0 degrees 15 minutes 39 seconds East 27.001 meters (88.59 feet) along the east line of the owner's land; thence South 89 degrees 15 minutes 30 seconds West 30.761 meters (100.92 feet); thence South 82 degrees 57 minutes 35 seconds West 27.346 meters (89.72 feet) to the west line of said section; thence North 0 degrees 15 minutes 35 seconds West 30.001 meters (98.43 feet) along said west line to the point of beginning.

Beacon™ Town of Plainfield, IN



Overview



Legend

- Roads
- ▲ Sites
- Parcels
- USPLS Sections
- USPLS Quarters
- Corporate Bounda

Parcel ID	32-09-31-355-001.000-012	Alternate ID	021-231521-355001	Owner Address	CABOT II - IN1B01 LLC
Sec/Twp/Rng	31-15-2	Class	INDUSTRIAL WAREHOUSE		1 BEACON ST
Property Address	800 Perry Rd PLAINFIELD	Acreage	58.8		STE 1700 Boston, MA 02108
District	Town Of Plainfield				
Brief Tax Description	Lot 10 Airwest Business Park Sec 4 58.80ac (Note: Not to be used on legal documents)				

Date created: 10/15/2015
Last Data Upload: 1/8/2014 2:21:36 AM

 Developed by
The Schneider Corporation

EXHIBIT B

DocuSign Envelope ID: 6B65A7EF-6704-4AE4-9027-E792EA2FE398



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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 6-1-12.1-5.1

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 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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. 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 or with the county assessor if there is no township assessor for the township. 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.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits (IC 6-1.1-12.1-5.6)
5. For a Form SB 1/PP 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/PP 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 Amazon.com.indc LLC					Name of contact person Brigit DuBois, Sr. Manager Tax					
Address of taxpayer (number and street, city, state, and ZIP code) c/o Tax Department, PO Box 81207, Seattle, WA 98108-1207							Telephone number (206) 922-1869			
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT										
Name of designating body Town Council, Town of Plainfield, IN							Resolution number (s)			
Location of property 800 Perry Road, Plainfield, IN 46168				County Hendricks		DLGF taxing district number 012				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. <i>(Use additional sheets if necessary.)</i> Amazon is considering purchasing and installing new machinery and equipment to improve the operational efficiency of its fulfillment centers in Plainfield, IN. The project will involve estimated equipment purchases of over \$5M at the project location in Plainfield. Maintaining our operational excellence allows Amazon to provide an optimal experience for its customers and is extremely important to our business.					ESTIMATED					
							START DATE		COMPLETION DATE	
					Manufacturing Equipment					
					R & D Equipment					
					Logist Dist Equipment		10/15/2015		03/01/2016	
IT Equipment										
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT										
Current number	Salaries	Number retained	Salaries	Number additional	Salaries					
1075	\$24,843,353 (2014 annual)	1075	\$24,843,353 (2014 annu	0	0					
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.		MANUFACTURING EQUIPMENT		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						5,000,000				
Less values of any property being replaced										
Net estimated values upon completion of project						5,000,000				
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 					Date signed (month, day, year) October 9, 2015					
Printed name of authorized representative Mike Grella					Title Vice President					