### **FILED**



#### STATEMENT OF BENEFITS **REAL ESTATE IMPROVEMENTS**

MAY 17 2023

2023 PAY 20 24

FORM SB-1 / Real Property

#### PRIVACY NOTICE

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

Prescribed by the Department of Local Government Finance CITY CLERK

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)

State Form 51767 (R7 / 1-21)

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.

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.
- 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.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- 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.
- 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

SECTION 4		TAYBAYE	RINEORNATION			
SECTION 1 Name of taxpayer	THE RESIDENCE OF THE PARTY OF T	IAAPATE	RINFORMATION	- Annual Contract	STREET, SQUARE, SQUARE	
Tierra Alta LLC						
	nber and street, city, state, and ZIP co	de)				
4621 E Margaret	Dr, Terre Haute, IN 4780	)3				
Name of contact person			Telephone number		E-mail address	
Alexander Izad,	M.D.		(812)281-2608	hra	@highlandretina.com	
SECTION 2	LOC	ATION AND DESCRI	TION OF PROPOSED PRO	IECT		
Name of designating bod				Reso	olution number a	
Terre Haute City	Council			BC C	_ 7	
Location of property			County		DLGF taxing district number	
4621 E Margaret Dr, Terre Haute, IN 47803			Vigo		018-0011	
Description of real proper	ty improvements, redevelopment, or	rehabilitation (use addition	nal sheets if necessary)	Estin	nated start date (month, day, year)	
				Estin	nated completion date (month, day, year)	
SECTION 3 Current Number	Salaries ESTIMATE OF E	MPLOYEES AND SAL Number Retained	ARIES AS RESULT OF PRO	POSED PROJECT Number Additional		
Current Number	\$ 960,000	13	# 650,000	Number Additional	\$ 310,000	
OF OTION 4			- 17	DDO IFOT	43107	
SECTION 4	ESIIM	ATED TOTAL COST A	AND VALUE OF PROPOSED		OVEMENTS	
			COST	L ESTATE IMPR	ASSESSED VALUE	
Current values			0031		AGGEGGED VALUE	
Plus estimated values of proposed project				-	2,131,600.00	
	property being replaced				2,00,,000.00	
	es upon completion of project				2,131,600,00	
SECTION 5	WASTE CO	NVERTED AND OTH	ER BENEFITS PROMISED B	Y THE TAXPAYE	R	
			24			
Estimated solid was	ste converted (pounds)		Estimated hazardous wa	aste converted (po	ounds)	
Other benefits				12,11		
SECTION 6		TAVDAVED	CERTIFICATION	to the same of		
SECTION 6	at the representations in this		CENTIFICATION			
Signature of authorized r		Statement are 1100.		[p-1-	nimand (month, day, 1994)	
Signature of authorized f	an estimate				signed (month, day, year)	
Printed name of authoriz	ad concentrative		Title		5/15/2023	
		77 -1	little C =	6, our		
AIR	xandler I	rad	CC	- ow		

CONFIDENTIAL

#### 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 10 calendar years\* (see below). The date this designation NOTE: This question addresses whether the resolution contains an expiration date for the designated area. B. The type of deduction that is allowed in the designated area is limited to: ✓ Yes 1. Redevelopment or rehabilitation of real estate improvements **☑** No 2. Residentially distressed areas C. The amount of the deduction applicable is limited to \$ D. Other limitations or conditions (specify) Year 5 (\* see below)
Year 10 Year 2 E. Number of years allowed: Year 1 Year 3 Year 4 Year 8 Year 9 Year 6 Year 7 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) Name of designating body Printed name of authorized member of designating body Attested by (signature and title of attester) Printed name of attester \* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17. A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.) B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.) IC 6-1.1-12.1-17 Abatement schedules Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors: (1) The total amount of the taxpayer's investment in real and personal property. (2) The number of new full-time equivalent jobs created. (3) The average wage of the new employees compared to the state minimum wage. (4) The infrastructure requirements for the taxpayer's investment. (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years. (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under

the terms of the resolution approving the taxpayer's statement of benefits.



#### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CONFICCIONAL

PAY 20

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1,1-12,1-5.1.

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

Residentially distressed area (IC 6-1.1-12.1-4.1)

#### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires
- 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.
   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.
   To obtain a deduction, a Form 322/RE must be filed with the County Auditor before Mey 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.
   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. (C 6-1.1-12.1-5.1(b)
   For a Form SR-1/Real Property that is approved after, type 30, 2013, the designation body is required to astablish an abatement schedule for each part of the statute of t
- 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.

SECTION 1		TAXPA'	YER INFORMATION	可可能可		STATE OF THE PARTY	
Name of taxpayer HIGHI AND R	ETINA ASSOCIATES	IIC		7			
	umber and street, city, state, and Zie		and the special department				
	Street, Terre Haute, IN						
Name of contact person			Telephone number		E-mail address		
Alexander iza	ad, M.D.		(812) 281-2608	(812) 281-2608		hra@highlandretina.com	
SECTION 2		OCATION AND DESC	RIPTION OF PROPOSED PRO	DJECT		A THE REAL PROPERTY.	
Name of designating bo					Resolution	number	
Terre Haute C	ity Council	1	15. 3		DI OF touto	n dialah ayarkan	
TOTAL PROPERTY OF THE PARTY OF	aret Drive, Terre Haute	IN 47803	Vigo		DLGF taxing district number 018-0011		
	erly improvements, redevelopment				Estimated start date (month, day, year)		
					09/01/2		
					A STATE OF THE PARTY NAMED IN	completion date (month, day, year,	
					08/01/	2021	
SECTION 3	ESTIMATE O	F EMPLOYEES AND S	SALARIES AS RESULT OF PR			A LINE WAS BUILDING	
Current number	Saleries	Number retained	Sataries	Number ad	ditional	Salaries	
13.00	\$650,000.00	13.00	\$650,000.00	14.00	Section .	\$890,000.00	
SECTION 4	Charles III Es	TIMATED TOTAL COS	STAND VALUE OF PROPOSE			CHOCK THE TOTAL WHE	
				EAL ESTATE		THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	
			COST	A Section	-	ASSESSED VALUE	
Current values	atura of amounted avalant	A Real				3 800,000,00	
	alues of proposed project ny property being replaced					3,800,000,00	
	lues upon completion of project				Superior A	3,800,000.00	
SECTION 5	THE RESIDENCE OF THE PARTY OF T	THE RESERVE OF THE PERSON NAMED IN	THER BENEFITS PROMISED	BY THE TAX	PAYER	ROWER STREET	
				ANY CHARLES HE	Contract of the last	The state of the s	
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)				
SECTION 6 I hereby certify Signature of authorize	that the representations in	NAME OF TAXABLE PARTY.	ER CERTIFICATION		Date sign	ed (manih, dey, year)	
	1				6/1	8/2020	
Printed name of author	orized representative		Title		-11	1 1.0	
Alexander Iza	od.		Manage	r			

## RESOLUTION NO. 9, 2020

# REAL PROPERTY TAX ABATEMENT

CONFIDERITIAL

e serie para alabata de la	FOR USE OF	THE DESIGNATING BOI	DY.	
We find that the applicant meets the get under IC 6-1.1-12.1, provides for the fol	neral standards in the resolution fowing limitations:	n adopted or to be adopted	ed by this body. Sa	lid resolution, passed or to be passed
A. The designated area has been in expires is	mited to a period of time not to	exceed // C	alendar years* (sec	below). The date this designation
B. The type of deduction that is allo     Redevelopment or rehabilitation     Residentially distressed areas	on of real estate improvements	Imited to:  UYes No		
C. The amount of the deduction app	dicable is limited to \$	A:		
D. Other limitations or conditions (s)	pecify) N/A		4	
	Year 1	Year 3	☐ Year 4 ☐ Year 9	Year 5 (* see below)
F. For a statement of benefits appropriate Period No.  If yes, attach a copy of the abate If no, the designating body is required the information determined that the totality of benefits is	ment schedule to this form, ulred to establish an abatement contained in the statement of b	is schedule before the de	duction can be dek	ermined.
Approved Zignature and little of authorized mem		Telephone number		Ogje signed (month, day, year)
7/3 1/1/2		(812)244	-7103	AUGUST 6,2020
Printed name of authorized member of designed	Name of designation	body		
GEORGE AZA	R	Common	COUNCIL OF	THE CITY OF TERREHAUTE
Attested by (signature ancipitie of attestin)	(wards	Drintad name of atta	ector	EDWARDS
* If the designating body limits the time taxpayer is entitled to receive a deducti				
2013, the designating body is re (10) years. (See IC 6-1.1-12.1-1 B. For the redevelopment or rehabi	The deduction period may not e quired to establish an abateme (7 below.) Ination of real property where the nating body remains in effect. F	exceed five (5) years. Fo ant schedule for each ded the Form SB-1/Real Prop For a Form SB-1/Real Prop	r a Form SB-1/Rea luction allowed. Th erly was approved. operly that is appro	Property that is approved after June 30, e deduction period may not exceed ten prior to July 1, 2013, the abatement ved after June 30, 2013, the designating
IC 6-1.1-12.1-17				
(2) The number of (3) The average w	ement schedule based on the f unt of the taxpayer's investmen I new full-time equivalent jobs o rage of the new employees cor	following factors: it in real and personal pro created. mpared to the state minin	perty.	a and that receives a deduction under
(b) This subsection applies to for each deduction allowe the deduction. An abaten (c) An abatement schedule a	od under this chapter. An abate	ved after June 30, 2013, ement schedule must spe ten (10) years, yer before July 1, 2013, r	cify the percentage	y shall establish an abatement schedule amount of the deduction for each year or til the abatement schedule expires under