



**COMPLIANCE WITH STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)  
Prescribed by the Department of Local Government Finance

FILED

MAY 15 2017

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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).

**INSTRUCTIONS:**

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
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 (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

CITY CLERK

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SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Welltower, Inc. previously Element Acquisition Sub. 4, LLC		County Vigo	
Address of taxpayer (number and street, city, state, and ZIP code) 4500 Dorr Street, Toledo, OH 43615-4040		DLGF taxing district number 84-002	
Name of contact person Pauley Shively, Vice President - Tax Compliance		Telephone number ( 502 ) 213-7587	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council of the City of Terre Haute		Resolution number 22-2012	Estimated start date (month, day, year) 03/01/2013
Location of property 395 8th Avenue, Terre Haute, IN 47807		Actual start date (month, day, year) 03/01/2013	
Description of real property improvements Company plans to build new skilled nursing & short term rehab facility at the property site. See attached legal description.		Estimated completion date (month, day, year) 02/28/2014	
		Actual completion date (month, day, year) 01/21/2015	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0	99
Salaries		0	\$3,706,492.31
Number of employees retained		0	0
Salaries		0	0
Number of additional employees		up to 100	99
Salaries		up to \$3.37M	\$3,706,492.31
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			
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project			
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 <i>Mary L. Shively</i>		Title VP OF TAX	Date signed (month/day, year) 5/11/2017

**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 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than 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 (Form SB-1/Real Property).
2. 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. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county 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) \_\_\_\_\_

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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. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

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 4 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.

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STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS

State Form 61767 (R2/1-07)  
Prescribed by the Department of Local Government Finance

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FORM SB-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(f))
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 MS Terre Haute, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 109 W. Jackson St. -- Cicero, IN 46034					
Name of contact person Christopher J. Lukaart			Telephone number (317) 420-0205		E-mail address CLukaart@mainstreetcap.net
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of the City of Terre Haute					Resolution number
Location of property 1501 N. Third Street, Terre Haute, IN			County Vigo		DLGF taxing district number 84002
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Company plans to build new skilled nursing & short term rehab facility at property site. See attached legal description.					Estimated start date (month, day, year) 03/01/2013
					Estimated completion date (month, day, year) 02/28/2014
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional up to 100	Salaries Up to \$3.37 mil
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (a) (2) the COST of the property is confidential.			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					\$0
Plus estimated values of proposed project					\$8,620,000
Less values of any property being replaced					\$0
Net estimated values upon completion of project					\$9,620,000
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 Paul Eyrich			Title Owner		Date signed (month, day, year) 10/26/2012

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 \_\_\_\_\_.
- 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 \$ N/A.
- D. Other limitations or conditions (specify) N/A
- 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) <i>Don Monson</i>	Telephone number <u>812 232-3375</u>	Date signed (month, day, year) <u>12-13-2012</u>
Attested by (signature and title of attester) <i>Charles E. Hawley</i>	Designated body <u>Terre Haute City Council</u>	

\* 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.

Legal Description: 1st Parcel  
"Memorial Park"

Legal Description: LOT 21 AND 22 OF SECTION 16-12-9 IN THE CITY OF TERRE HAUTE EXCEPT FOR THE FOLLOWING:

A PART OF LOT 22 IN THE PLAT OF LOTS 21 AND 22 SUB OF SEC 16 OF CITY OF TERRE HAUTE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 5A, PAGE 83, IN THE OFFICE OF THE RECORDER OF VIGO COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF EIGHTH AVENUE WITH THE WEST BOUNDARY OF FOURTH STREET; THENCE SOUTH 0 DEGREES 12 MINUTES 40 SECONDS EAST 15.00 FEET ALONG THE BOUNDARY OF SAID FOURTH STREET TO POINT '305" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 15.02 FEET TO POINT "304" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 56 DEGREES 28 MINUTES 24 SECONDS WEST 18.03 FEET TO POINT "303" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 235.00 FEET TO POINT "302" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 46 DEGREES 20 MINUTES 14 SECONDS WEST 13.77 FEET TO POINT "301" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 11 MINUTES 07 SECONDS EAST 323.28 FEET TO A POINT ON THE NORTH BOUNDARY OF SEVENTH AVENUE DESIGNATED AS POINT "300" ON SAID PLAT; THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 10.00 FEET ALONG THE BOUNDARY OF SAID SEVENTH AVENUE TO THE EAST BOUNDARY OF THIRD STREET (ALSO KNOWN AS U.S. 41); THENCE NORTH 0 DEGREES 11 MINUTES 07 SECONDS WEST 337.72 FEET ALONG THE BOUNDARY OF SAID THIRD STREET TO THE SOUTH BOUNDARY OF SAID EIGHTH AVENUE; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST 285.00 FEET ALONG THE BOUNDARY OF SAID EIGHTH AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.115 ACRES, MORE OR LESS.

EXCEPT THE FOLLOWING

LOT NUMBER ONE (1) IN THE CITY OF TERRE HAUTE'S SUBDIVISION OF LOT NUMBER TWENTY ONE (21) AND A PART OF LOT NUMBER TWENTY TWO (22) IN SCHOOL SECTION SIXTEEN (16) OF TOWNSHIP 12 (12) NORTH OF RANGE NINE (9) WEST IN THE CITY OF TERRE HAUTE, VIGO COUNTY INDIANA.

ALSO EXCEPTING

TWENTY (20) FEET OF EVEN WIDTH OFF THE NORTH SIDE OF LOT 2, IN THE CITY OF TERRE HAUTE'S SUBDIVISION OF LOT NUMBER 21 AND A PART OF LOT NUMBER 22 IN THE SUBDIVISION OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH OF RANGE NINE (9) WEST, IN TERRE HAUTE, VIGO COUNTY, INDIANA.

Legal Description: 2nd Parcel  
"Second Christian Church" Property

Legal Description: LOT NUMBER ONE (1) IN THE CITY OF TERRE HAUTE'S SUBDIVISION OF LOT NUMBER TWENTY ONE (21) AND A PART OF LOT NUMBER TWENTY TWO (22) IN SCHOOL SECTION SIXTEEN (16) OF TOWNSHIP 12 (12) NORTH OF RANGE NINE (9) WEST IN THE CITY OF TERRE HAUTE, VIGO COUNTY INDIANA.

ALSO

TWENTY (20) FEET OF EVEN WIDTH OFF THE NORTH SIDE OF LOT 2, IN THE CITY OF TERRE HAUTE'S SUBDIVISION OF LOT NUMBER 21 AND A PART OF LOT NUMBER 22 IN THE SUBDIVISION OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH OF RANGE NINE (9) WEST, IN TERRE HAUTE, VIGO COUNTY, INDIANA.