

FILED

JUL 08 2016

CITY CLERK

**RESOLUTION NO. 10, 2016**

A RESOLUTION TO RESCIND THE TEN (10) YEAR REAL PROPERTY TAX ABATEMENT FOR CRAWFORD INDUSTRIES.

WHEREAS, by Resolution No. 3, 2005, the Common Council for the City of Terre Haute, Indiana, confirmed on February 10, 2005, a ten (10) year real property tax abatement for Crawford Industries (hereinafter "Petitioner"). Resolution No. 3, 2005, is attached hereto as Exhibit A; and

WHEREAS, at a special meeting of the Common Council held on June 9, 2016, to review compliance of approved tax abatements, it was determined that Petitioner was not in substantial compliance based on information contained in Section 3 for Employee and Salaries as listed on the submitted CF-1 form; and

WHEREAS, by written notice dated June 13, 2016, Petitioner was notified that a hearing was scheduled to occur on June 30, 2016 by the Common Council for the purpose of reviewing the compliance of previously granted tax abatements and advised Petitioner that attendance was required. A copy of said notice is attached hereto as Exhibit B; and

WHEREAS, at the public hearing held on June 30, 2016, the Common Council determined that Petitioner had not made a reasonable effort to comply with the Statement of Benefits and therefore such tax deductions should be terminated.

THEREFORE, BE IT RESOLVED by the Common Council for the City of Terre Haute, Indiana, that tax deductions authorized for Petitioner provided in Resolution No. 3, 2005, are hereby terminated.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to provide a copy of this Resolution No. 10, 2016 to the Petitioner, Vigo County Auditor, and the appropriate township assessor.

BE IT FURTHER RESOLVED, that the Common Council requests that the County Auditor follow the provisions set forth at I.C. §6-1.1-12.1-5.9(d).

Introduced by: Todd Nation Todd Nation, Councilman

Passed in open Council this 21<sup>st</sup> day of July, 2016.

Todd Nation Todd Nation, President

ATTEST: Charles P. Hanley Charles P. Hanley, City Clerk

Presented by me to the Mayor this 25<sup>th</sup> day of July, 2016.

Charles P. Hanley Charles P. Hanley, City Clerk

Approved by me, the Mayor, this 25<sup>th</sup> day of July, 2016.

Duke A. Bennett Duke A. Bennett, Mayor

ATTEST: Charles P. Hanley Charles P. Hanley, City Clerk

**FILED**

JAN 04 2005

**CITY CLERK**

**RESOLUTION NO. 3, 2005**

A Resolution of the Common Council of the City of  
Terre Haute, Indiana, Designating an Area Within the City  
Commonly Identified as a portion of the former Stran Steel site on  
Crawford Street between 10th and 13th Streets, Terre Haute, Indiana,  
as an Economic Revitalization Area  
for the Purpose of Ten Year Real Property Tax Abatement

WHEREAS, a petition for ten year real property tax abatement has been filed with the Common Council of the City of Terre Haute requesting that the real property described therein be designated as Economic Revitalization Area for purposes of real property tax abatement; and

WHEREAS, **Crawford Industrial Center**, the "petitioner," has submitted a Statement of Benefits and provided all information and documentation necessary for the Common Council to make an informed decision, said information including a description of the real property more particularly described as follows:

*SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A*

WHEREAS, petitioner has represented that the project itself will create 5 permanent full-time jobs with a payroll of \$100,000.00 (approximately) and that the cost of the project will be \$200,000.00 for real property improvements.

WHEREAS, the Common Council of the City of Terre Haute is authorized under the provisions of I.C. 6-1.1-12.1-1 et. seq. to designate areas of the City as economic revitalization areas for the purpose of tax abatement; and

WHEREAS, the Common Council of the City of Terre Haute has considered the petition and Statement of Benefits and has conducted a complete and proper investigation of the subject property and neighborhood to determine that the area qualifies as an economic revitalization area under Indiana statutes; and

WHEREAS, the Common Council has found the subject property to be an area where 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 has become undesirable for or impossible of normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements, character of occupancy, age, obsolescence, substandard buildings and other factors which prevent normal development or use;

NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the Common Council of the City of Terre Haute that:

**EXHIBIT A**

1. The petitioner's estimate of the value of the redevelopment and rehabilitation and the project to be constructed on the subject real property is reasonable for projects of that nature in order to maintain, expand, update and improve efficiency and capabilities for **commercial, manufacturing, and warehousing operations.**

2. The petitioner's estimate of the number of individuals who will be employed and retained, and the benefit thereby, can reasonably be expected to result from the project and the redevelopment and rehabilitation.

3. The petitioner's estimate of the annual salaries or wages of the individuals who will be employed and retained, and the benefit thereby, can reasonably be expected to result from the project and the redevelopment and rehabilitation.

4. That the other benefits about which information has been requested can be expected to result from the project and the redevelopment and rehabilitation.

5. The totality of the benefits of the proposed redevelopment and rehabilitation can reasonably be expected to result from the project and are sufficient to justify a ten year real property tax deduction from assessed valuation under Indiana statutes, and each such deduction should be, and they are hereby, allowed.

6. That the petition for designating the subject property as an economic revitalization area for the purposes of ten year real property tax abatement and the Statement of Benefits copies of which were submitted with the petitions are hereby approved and the Real Estate described hereinabove is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.1-1 et. seq., and petitioner is entitled to the ten year real property tax abatement provided therein for the proposed redevelopment and rehabilitation.

7. That notice hereof should be published according to law stating the adoption and substance hereof, that a copy of the description of the affected area is available for inspection in the County Assessor's Office and stating a date on which the Council will hear and receive remonstrances and objections and take final action, all as required by law.

Presented by:



Rich Dunkin, Councilman

Passed in open Council this 13th day of January, 2005.



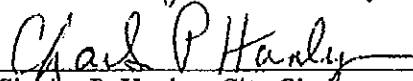
Richard Dunkin, President  
Common Council of Terre Haute, Indiana

ATTEST:



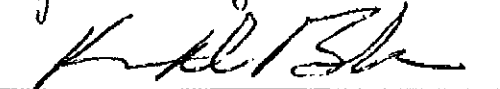
Charles P. Hanley, City Clerk

Presented by me to the Mayor this 13th day of January, 2005.



Charles P. Hanley, City Clerk

Approved by me this 13th day of January, 2005.



Kevin Burke, Mayor  
City of Terre Haute, Indiana

ATTEST:



Charles P. Hanley, City Clerk

This instrument prepared by \_\_\_\_\_

Louis F. Britton, COX, ZWERNER, GAMBILL & SULLIVAN  
P. O. Box 1625, Terre Haute, IN 47808-1625; (812) 232-6003.

**DESCRIPTION:**

**Parcel I**

A part of the Northwest Quarter of Section 27, Township 12 North, Range 9 West, Vigo County, Indiana described as follows:

Commencing at the intersection of the North right-of-way line of College Avenue with the West right-of-way line of 13th Street; thence North 89 degrees 59 minutes 45 seconds West, bearing is assumed and is the basis of bearings for the description along the North right-of-way line of College Avenue, a distance of 446.06 feet to an iron pin; thence North 89 degrees 59 minutes 45 seconds West along said right-of-way, a distance of 60.00 feet to an iron pin with a cap stamped "Myers LS 9400006" hereinafter called a monument, and the point of beginning of this description; thence North 89 degrees 59 minutes 45 seconds West along said right-of-way, a distance of 397.34 feet to an iron pin at the Southeast corner of a tract of land described in Deed Record 442, Page 1411; thence North 0 degrees 11 minutes 35 seconds West along the East line of said tract, a distance of 449.19 feet to an iron pin at the Northeast corner of said tract and the Southeast corner of a tract of land described in Deed Record 440, Page 4632; thence North 0 degrees 08 minutes 57 seconds West along the East line of a tract of land described in Deed Record 440, Page 4632, a distance of 169.81 feet to a drill hole in the concrete; thence South 89 degrees 16 minutes 53 seconds East along the South line of said tract, a distance of 36.53 feet to an iron pin; thence North 0 degrees 11 minutes 57 seconds west along the East line of said tract, a distance of 354.22 feet to an iron pin; thence North 2 degrees 58 minutes 56 seconds East along the East line of said tract, a distance of 238.00 feet to a monument on the South right-of-way of the formerly Soo Line Railroad; thence South 61 degrees 29 minutes 02 seconds East along said right-of-way, a distance of 218.74 feet to an iron pin and the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 894.05 feet a central angle of 15 degrees 54 minutes 46 seconds, and a chord of 248.23 feet bearing South 53 degrees 28 minutes 02 seconds East; thence Southeasterly along said curve and said right-of-way, a distance of 249.03 feet to an iron pin; thence South 45 degrees 32 minutes 16 seconds East along said right-of-way, a distance of 187.05 feet to an iron pin; thence South 45 degrees 44 minutes 31 seconds East along said right-of-way, a distance of 46.68 feet to an iron pin at the Northeast corner of a tract of land described in Deed Record 420, Page 865; thence South 89 degrees 45 minutes 09 seconds West along the North line of said tract, a

distance of 406.34 feet to a chiseled "X" in concrete at the Northwest corner of said tract; thence South 0 degrees 18 minutes 34 seconds East along the West line of said tract, a distance of 156.49 feet to a chain link fence post; thence South 88 degrees 45 minutes 04 seconds West along the north line of said tract, a distance of 11.96 feet to a chain link fence post; thence South 0 degrees 10 minutes 09 seconds East along the West line of said tract, a distance of 121.22 feet to a chain link fence post; thence South 89 degrees 49 minutes 16 seconds West along the North line of said tract, a distance of 73.39 feet to a chain link fence post; thence South 0 degrees 08 minutes 37 seconds East along the West line of said tract, a distance of 66.16 feet to a P.K. Nail; thence North 89 degrees 46 minutes 52 seconds East along the South line of said tract, a distance of 281.32 feet to a chiseled "X" in the concrete floor, which is 60.00 feet West of the Southeast corner of said tract; thence South 0 degrees 15 minutes 30 seconds East and parallel with the West line of a tract of land described in Deed Record 415, Page 221, a distance of 450.63 feet to the point of beginning, containing 8.610 acres more or less.

#### Parcel II

A parcel of land situated in the Southeast Quarter of Northwest Quarter, Section 27, Township 12 North, Range 9 West, Vigo County, Indiana, To-wit:

Commencing at the point of intersection of the South line of Crawford Street and the West line of 13th Street; thence North 89 degrees 20 minutes West, along the South line of Crawford Street 245.55 feet to the place of beginning; thence South 36 degrees 23 minutes East 244.46 feet; thence South 53 degrees 37 minutes West 155.19 feet; thence Southeasterly along a curve convex Northeasterly, of radius 482.60 feet, an arc distance of 89 feet, said curve having a long chord bearing South 27 degrees 42 minutes East 88.88 feet and an initial tangent South 32 degrees 59 minutes East, thence South 22 degrees 25 minutes East 118.41 feet, thence Southeasterly along a curve, convex Southwesterly of radius 533.50 feet, of arc distance 201.90 feet, of long chord South 32 degrees 52 minutes East 200.78 feet and an initial tangent South 22 degrees 25 minutes East; thence South 51 degrees 30 minutes West 2.21 feet; thence North 45 degrees 34 minutes West, 154.44 feet; thence Northwesterly along a curve convex Northeasterly, of radius 925.63 feet, of arc distance 111.47 feet, of long chord North 49 degrees 01 minutes West 111.40 feet and of an initial tangent North 45 degrees 34 minutes West; thence Northwesterly along a curve convex Southwesterly, of radius 905.63 feet, of arc distance 109.06 feet, of long chord North 49 degrees 53 minutes West 109.0 feet and initial tangent North 52 degrees 20 minutes West; thence North 45 degrees 26 minutes West, 187.00 feet; thence Northwesterly along a curve, convex Northeasterly, of radius 927.19 feet, of arc distance 258.38 feet, of long chord North 53 degrees 25 minutes West 257.53 feet and an initial tangent North 45 degrees 26 minutes West; thence North 61 degrees 24 minutes West 158.70 feet; thence North 28 degrees 36 minutes East 45.70 feet to a point in the South line of Crawford Street; thence South 89 degrees 20 minutes East 519.88 feet to beginning. Except that part conveyed to Shenango Industries, Inc., an Indiana corporation as shown in instrument

dated August 5, 1988 and recorded August 12, 1988 recorded in Deed Record 415, Page 221 in the records of the Recorder's Office of Vigo County, Indiana; also except that part conveyed to Shenango Industries, Inc., an Indiana corporation as shown in instrument dated December 6, 1989 and recorded December 12, 1989 in Deed Record 420, Page 865 records of Recorder's Office of Vigo County, Indiana.

Except commencing at the point of intersection of the South line of Crawford Street and the West line of 13th Street; thence North 89 degrees 23 minutes 20 seconds West, bearing is assumed and is the basis of bearings of this description, along the South line of Crawford Street a distance of 245.82 feet to an iron pipe, said point being the point of beginning for this description; thence South 36 degrees 27 minutes 58 seconds East a distance of 245.46 feet (Record 244.46 feet) to an iron pin; thence South 53 degrees 50 minutes 23 seconds West a distance of 155.34 feet to an iron pin; thence Southeasterly along a curve, convex Northeasterly, with a radius of 482.60 feet, an arc distance of 88.84 feet, a long chord bearing South 27 degrees 47 minutes 38 seconds East a distance of 88.32 feet to an iron pin; thence South 22 degrees 34 minutes 34 seconds East a distance of 118.88 feet to an iron pin; thence Southeasterly along a curve, convex Southwesterly, with a radius of 533.50 feet, an arc distance of 201.87 feet, a long chord bearing South 32 degrees 57 minutes 50 seconds East a distance of 200.75 feet to an iron pin; thence North 51 degrees 21 minutes 37 seconds East a distance of 38.40 feet to a 5/8 inch rebar with a plastic cap stamped 'MYERS LS 9400006' driven flush, hereinafter called a monument, on the West right-of-way line of 13th Street; thence South 0 degrees 05 minutes 23 seconds East with said right-of-way a distance of 99.12 feet to a cotton gin spindle; thence North 49 degrees 31 minutes 14 seconds West along an existing chain link fence a distance of 54.94 feet; thence North 45 degrees 18 minutes 03 seconds West along said fence a distance of 130.73 feet; thence continuing along said fence 47 degrees 19 minutes 33 seconds West a distance of 97.88 feet; thence continuing along said fence North 50 degrees 24 minutes 51 seconds West a distance of 119.29 feet to a iron pin; thence South 89 degrees 45 minutes 09 seconds West along an existing fence a distance 60.00 feet to a monument; thence North 01 degrees 46 minutes 20 seconds East a distance of 452.00 feet to a monument on the South right-of-way line of Crawford Street; thence South 89 degrees 26 minutes 21 seconds East a distance of 98.00 feet to the point of beginning, containing 2.29 acres more or less.

### Parcel III

Part of the Southeast Quarter of the Northwest Quarter, Section 27, Township 12 North, Range 9 West, Vigo County, Indiana, described as follows:

Commencing at the point of intersection of the South right-of-way line of Crawford Street and the West right-of-way line of 13th Street; thence North 89 degrees 23 minutes 20 seconds West, bearing is assumed and is the basis of bearings for this description, along the South line of Crawford Street a distance of 245.82 feet to an iron pipe at the Northeast corner of a tract of land known as Parcel XIA; thence North



89 degrees 26 minutes 21 seconds West along said South line a distance of 519.87 feet to an iron pipe, said point being the point of beginning for this description; thence South 29 degrees 25 minutes 39 seconds West a distance of 45.22 feet to an iron pin on the Northline of the formerly SOO line Railroad; thence South 61 degrees 29 minutes 05 seconds East along said North line a distance of 158.64 feet to an iron pin; thence Southeasterly along a curve to the right, with a radius of 927.19 feet, a long chord bearing South 53 degrees 31 minutes 18 seconds East, along chord distance of 267.63 feet to an iron pin; thence South 45 degrees 28 minutes 36 seconds East a distance of 121.62 feet to a 5/8 inch rebar with plastic cap stamped "MYERS IN LS 9400006", hereinafter called a monument, on the West line of said parcel XIA; thence South 01 degrees 45 minutes 20 seconds West along said line a distance of 45.20 feet to a monument on the South line of the formerly SOO Line Railroad; thence North 45 degrees 32 minutes 16 seconds West along said South line a distance of 152.30 feet to an iron pin; thence Northwesterly along a curve to the left, with a radius of 894.05 feet, a long chord bearing of North 53 degrees 28 minutes 02 seconds West, a long chord distance of 248.23 feet to an iron pin; thence North 61 degrees 29 minutes 02 seconds West a distance of 218.74 feet to a monument at the Southeast corner of a tract of land known as Tract 'A'; thence North 03 degrees 00 minutes 07 seconds East along the East line of said Tract 'A' a distance of 40.81 feet to a nail on the South right-of-way line of Crawford Street, thence South 89 degrees 23 minutes 48 seconds East along said right-of-way line a distance of 88.58 feet to the point of beginning, and containing 0.612 acres more or less.

ALSO

Lot Number One (1) in Shenango 2 Lot Subdivision, being a subdivision of a part of the Northwest quarter of Section 27, Township 12 North, Range 9 West as shown by the recorded plat thereof as Instrument No. 200212746 of the records of the Recorder's Office of Vigo County, Indiana.

**FINAL ACTION BY COMMON COUNCIL OF  
THE CITY OF TERRE HAUTE, INDIANA  
REGARDING RESOLUTION NO. 3, 2005**

WHEREAS, the Common Council of the City of Terre Haute adopted Resolution 3, 2005, on the 13<sup>th</sup> day of January, 2005, and pursuant to Indiana Law has published notice of the adoption and substance of said Resolution including a description of the affected area and notice that a description of the affected area is available for inspection in the office of the county assessor and further stating a date on which the Common Council would receive and hear remonstrances and objections; and

WHEREAS, the Common Council has conducted the hearing as required by law and has received no remonstrances or objections to designation of the affected area as a revitalization area or to approval of the Statement of Benefits; and

WHEREAS, said matter is before the Common Council for final action pursuant to Indiana Law; and

WHEREAS, the Common Council has received and examined, prior to such hearing, a Statement of Benefits on the forms prescribed by the State Board of Tax Commissioners and proper application for designation and has heard all appropriate evidence concerning the proposed project and has found and does find:

1. That the estimate of the cost of the redevelopment and rehabilitation and equipment is reasonable for projects of that type.
2. That the estimate of individuals who will be employed or whose employment will be retained as a result of the redevelopment and rehabilitation and installation of the new manufacturing equipment can reasonably be expected to result from the proposed project.
3. The estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment and rehabilitation and the project.
4. That the benefits can reasonably be expected to result from the proposed redevelopment and rehabilitation and the project.
5. That the totality of benefits is sufficient to justify the deduction.
6. That all qualifications for establishing an economic revitalization area have been met.

NOW, THEREFORE, for final action on Resolution 3, 2005, the Common Council of the City of Terre Haute, RESOLVES, FINDS AND DETERMINES:

1. That all of the requirements for designation of the real estate described in Resolution 3, 2005, as an Economic Revitalization Area have been met, the foregoing findings are true and that all information required to be submitted has been submitted in proper form.

2. That Resolution 3, 2005, is in all respects confirmed and approved (as modified to incorporate therein this final action) and that the benefits of the proposed project and the redevelopment and rehabilitation are sufficient to justify ten year real property tax abatement under Indiana statutes for the proposed redevelopment and rehabilitation described in the petitioner's Statement of Benefits and the deduction for the proposed project and redevelopment and rehabilitation and the statements of benefits submitted are approved and the Council authorizes and directs the endorsement of said Statement of Benefits to show such approval and that the real estate described in Resolution 3, 2005, is declared an economic revitalization area for the purposes of ten year real property tax abatement and the said real estate is hereby designated as an Economic Revitalization Area pursuant to I.C. 6-1.1-12.0-1 et. seq. and petitioner is entitled to the ten year real property tax abatement as provided therein in connection with the proposed redevelopment/rehabilitation and the project.

3. That said Resolution supplements any other designation of the real estate as a Revitalization Area or similar designation.

4. That this Final Action, findings and confirmation of Resolution 3, 2005, shall be incorporated in and be a part of Resolution 3, 2005.

Presented by:



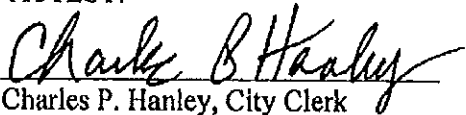
Rich Dunkin, Councilman

Passed in open Council this 10<sup>th</sup> day of February, 2005.



Richard Dunkin, President  
Common Council of  
Terre Haute, Indiana

ATTEST:



Charles P. Hanley, City Clerk

Presented by me to the Mayor this 10<sup>th</sup> day of February, 2005.

Charles P. Hanley  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this 10<sup>th</sup> day of February, 2005.

Kevin Burke  
Kevin Burke, Mayor  
City of Terre Haute, Indiana

ATTEST:

Charles P. Hanley  
Charles P. Hanley, City Clerk

This instrument prepared by \_\_\_\_\_  
Louis F. Britton, COX, ZWERNER, GAMBILL & SULLIVAN  
P. O. Box 1625, Terre Haute, IN 47808-1625; (812) 232-6003.

U:\USER\Leedy\CLIENTS\tax abatement\Crawford Industrial Center  
final action real property  
12/21/2004

**CITY OF TERRE HAUTE  
PETITION FOR REAL PROPERTY  
TAX ABATEMENT CONSIDERATION**

The undersigned owner of real property located within the City of Terre Haute hereby petition the Common Council of the City of Terre Haute for real property tax abatement consideration pursuant to I.C. 6-1.1-12.1-1, et seq. and for this petition state the following:

1. Describe the proposed redevelopment or rehabilitation project, including information about physical improvements to be made, the amount of land to be used, the proposed use of the improvements and a general statement as to the importance of the project to your business:

Petitioner proposes to construct 12,000 square feet of spec. building for commercial/industrial use for tenants.

2. It is hoped the redevelopment or rehabilitation project itself will create 5 permanent jobs within the two years, representing a new annual payroll of \$100,000.00.

3. Estimate the dollar value of the redevelopment or rehabilitation project: \$175,000.00

4. (a) The real property for which tax abatement consideration is petitioned (Property) is owned or to be owned by the following individuals or corporations (if the business organization is publicly held, indicate also the name of the corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
Crawford Industrial Center (formerly Superior Trucking Inc.)	1075 Crawford Street Terre Haute, IN 47807	Owner

(b) The following other persons lease, intend to lease or have an option to buy the Property (including corporate information as required in 4(a) above, if applicable):

<u>NAME</u>	<u>ADDRESS</u>	<u>INTEREST</u>
Undetermined		

5. The commonly known address of the Property is: Not presently addressed,  
a legal description of which is attached hereto, marked Exhibit A and incorporated herein.

6. A map designating the Property is attached hereto, marked Exhibit B and incorporated herein.

7. The last assessment of the value of the improvements on the Property occurred on 2000 in the amount of \$0. Property is not separately assessed.

8. The best estimate of the after-rehabilitation market value of the Property is \$175,000.00

9. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition. The signature below is verification of this statement.

10. Other anticipated public financing for the project (including, if any, industrial revenue bonding to be sought or already authorized, assistance through the United States Department of Housing and Urban Development funds from the City of Terre Haute, or other public financial assistance: None.

11. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values and prevent a normal development of the property or property use: The property has been abandoned for a number of years.

12. (a) The current use of the Property is vacant and the current zoning is Industrial.

(b) The Property is located in the following Allocation Area (if any) declared and confirmed by the Terre Haute Redevelopment Commission: None

13. The following person should be contacted as the petitioner's agent regarding additional information and public hearing notifications:

Name: Louis F. Britton, COX, ZWERNER, GAMBILL & SULLIVAN  
Address: 511 Wabash Avenue, P. O. Box 1625  
City, State, Zip: Terre Haute, IN 47808-1625  
Telephone: ( 812 ) 232-6003

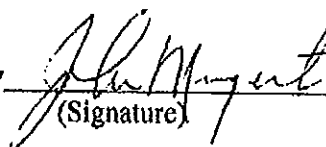
14. Please indicate the type of Economic Development Revitalization project involved in your request:

- a. Housing
- b. Office
- c. Retail/Commercial
- d. Mixed Use - Retail, Housing and Office
- e. Industrial
- f. Warehousing

WHEREFORE, petitioner requests that the Common Council of the City of Terre Haute, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration and, after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such resolution.

Name of Property Owner:

CRAWFORD INDUSTRIAL CENTER

By   
(Signature)

John F. Nugent, President

Typed or printed name and capacity of signor  
if signed by an agent or representative of the owner.

DO NOT USE THIS SPACE

---

Resolution #      Target Area Required  
\_\_\_\_\_      Yes \_\_\_\_\_ No \_\_\_\_\_

---

Confirming Ordinance # \_\_\_\_\_  
Date of Notice      \_\_\_\_\_

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Final Action \_\_\_\_\_  
Target Area Ord. Effective \_\_\_\_\_

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U:\USER\Leedy\CLIENTS\tax abatoment\Crawford Industrial Center  
petition real property  
12/21/2004



**DESCRIPTION:**

**Parcel I**

A part of the Northwest Quarter of Section 27, Township 12 North, Range 9 West, Vigo County, Indiana described as follows:

Commencing at the intersection of the North right-of-way line of College Avenue with the West right-of-way line of 13th Street; thence North 89 degrees 59 minutes 45 seconds West, bearing is assumed and is the basis of bearings for the description along the North right-of-way line of College Avenue, a distance of 446.06 feet to an iron pin; thence North 89 degrees 59 minutes 45 seconds West along said right-of-way, a distance of 60.00 feet to an iron pin with a cap stamped "Myers LS 9400006" hereinafter called a monument, and the point of beginning of this description; thence North 89 degrees 59 minutes 45 seconds West along said right-of-way, a distance of 397.34 feet to an iron pin at the Southeast corner of a tract of land described in Deed Record 442, Page 1411; thence North 0 degrees 11 minutes 35 seconds West along the East line of said tract, a distance of 449.19 feet to an iron pin at the Northeast corner of said tract and the Southeast corner of a tract of land described in Deed Record 440, Page 4632; thence North 0 degrees 08 minutes 57 seconds West along the East line of a tract of land described in Deed Record 440, Page 4632, a distance of 169.81 feet to a drill hole in the concrete; thence South 89 degrees 16 minutes 53 seconds East along the South line of said tract, a distance of 36.53 feet to an iron pin; thence North 0 degrees 11 minutes 57 seconds west along the East line of said tract, a distance of 354.22 feet to an iron pin; thence North 2 degrees 58 minutes 56 seconds East along the East line of said tract, a distance of 238.00 feet to a monument on the South right-of-way of the formerly Soo Line Railroad; thence South 61 degrees 29 minutes 02 seconds East along said right-of-way, a distance of 218.74 feet to an iron pin and the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 894.05 feet a central angle of 15 degrees 54 minutes 46 seconds, and a chord of 248.23 feet bearing South 53 degrees 28 minutes 02 seconds East; thence Southeasterly along said curve and said right-of-way, a distance of 249.03 feet to an iron pin; thence South 45 degrees 32 minutes 16 seconds East along said right-of-way, a distance of 187.05 feet to an iron pin; thence South 45 degrees 44 minutes 31 seconds East along said right-of-way, a distance of 46.68 feet to an iron pin at the Northeast corner of a tract of land described in Deed Record 420, Page 865; thence South 89 degrees 45 minutes 09 seconds West along the North line of said tract, a

distance of 406.34 feet to a chiseled "X" in concrete at the Northwest corner of said tract; thence South 0 degrees 18 minutes 34 seconds East along the West line of said tract, a distance of 155.49 feet to a chain link fence post; thence South 88 degrees 45 minutes 04 seconds West along the north line of said tract, a distance of 11.96 feet to a chain link fence post; thence South 0 degrees 10 minutes 09 seconds East along the West line of said tract, a distance of 121.22 feet to a chain link fence post; thence South 89 degrees 49 minutes 16 seconds West along the North line of said tract, a distance of 73.39 feet to a chain link fence post; thence South 0 degrees 08 minutes 37 seconds East along the West line of said tract, a distance of 66.16 feet to a P.K. Nail; thence North 89 degrees 46 minutes 52 seconds East along the South line of said tract, a distance of 281.32 feet to a chiseled "X" in the concrete floor, which is 60.00 feet West of the Southeast corner of said tract; thence South 0 degrees 15 minutes 30 seconds East and parallel with the West line of a tract of land described in Deed Record 415, Page 221, a distance of 450.63 feet to the point of beginning, containing 8.510 acres more or less.

#### Parcel II

A parcel of land situated in the Southeast Quarter of Northwest Quarter, Section 27, Township 12 North, Range 9 West, Vigo County, Indiana, To-wit:

Commencing at the point of intersection of the South line of Crawford Street and the West line of 13th Street; thence North 89 degrees 20 minutes West, along the South line of Crawford Street 245.55 feet to the place of beginning; thence South 36 degrees 23 minutes East 244.46 feet; thence South 53 degrees 37 minutes West 155.19 feet; thence Southeasterly along a curve convex Northeasterly, of radius 482.60 feet, an arc distance of 89 feet, said curve having a long chord bearing South 27 degrees 42 minutes East 88.88 feet and an initial tangent South 32 degrees 59 minutes East, thence South 22 degrees 25 minutes East 118.41 feet, thence Southeasterly along a curve, convex Southwesterly of radius 533.60 feet, of arc distance 201.90 feet, of long chord South 32 degrees 52 minutes East 200.78 feet and an initial tangent South 22 degrees 25 minutes East; thence South 51 degrees 30 minutes West 2.21 feet; thence North 45 degrees 34 minutes West, 154.44 feet; thence Northwesterly along a curve convex Northeasterly, of radius 925.63 feet, of arc distance 111.47 feet, of long chord North 49 degrees 01 minutes West 111.40 feet and of an initial tangent North 45 degrees 34 minutes West; thence Northwesterly along a curve convex Southwesterly, of radius 905.63 feet, of arc distance 109.06 feet, of long chord North 49 degrees 53 minutes West 109.0 feet and initial tangent North 52 degrees 20 minutes West; thence North 45 degrees 26 minutes West, 187.00 feet; thence Northwesterly along a curve, convex Northeasterly, of radius 927.19 feet, of arc distance 258.38 feet, of long chord North 53 degrees 26 minutes West 257.53 feet and an initial tangent North 45 degrees 26 minutes West; thence North 61 degrees 24 minutes West 158.70 feet; thence North 28 degrees 36 minutes East 45.70 feet to a point in the South line of Crawford Street; thence South 89 degrees 20 minutes East 519.88 feet to beginning. Except that part conveyed to Shenango Industries, Inc., an Indiana corporation as shown in instrument

dated August 6, 1988 and recorded August 12, 1988 recorded in Deed Record 415, Page 221 in the records of the Recorder's Office of Vigo County, Indiana; also except that part conveyed to Shenango Industries, Inc., an Indiana corporation as shown in instrument dated December 6, 1989 and recorded December 12, 1989 in Deed Record 420, Page 865 records of Recorder's Office of Vigo County, Indiana.

Except commencing at the point of intersection of the South line of Crawford Street and the West line of 13th Street; thence North 89 degrees 23 minutes 20 seconds West, bearing is assumed and is the basis of bearings of this description, along the South line of Crawford Street a distance of 245.82 feet to an iron pipe, said point being the point of beginning for this description; thence South 36 degrees 27 minutes 58 seconds East a distance of 245.46 feet (Record 244.46 feet) to an iron pin; thence South 53 degrees 50 minutes 23 seconds West a distance of 155.34 feet to an iron pin; thence Southeasterly along a curve, convex Northeasterly, with a radius of 482.60 feet, an arc distance of 88.84 feet, a long chord bearing South 27 degrees 47 minutes 38 seconds East a distance of 88.32 feet to an iron pin; thence South 22 degrees 34 minutes 34 seconds East a distance of 118.88 feet to an iron pin; thence Southeasterly along a curve, convex Southwesterly, with a radius of 533.50 feet, an arc distance of 201.87 feet, a long chord bearing South 32 degrees 57 minutes 50 seconds East a distance of 200.75 feet to an iron pin; thence North 51 degrees 21 minutes 37 seconds East a distance of 38.40 feet to a 5/8 inch rebar with a plastic cap stamped 'MYERS LS 9400006' driven flush, hereinafter called a monument, on the West right-of-way line of 13th Street; thence South 0 degrees 05 minutes 23 seconds East with said right-of-way a distance of 99.12 feet to a cotton gin spindle; thence North 49 degrees 31 minutes 14 seconds West along an existing chain link fence a distance of 54.94 feet; thence North 45 degrees 18 minutes 03 seconds West along said fence a distance of 130.73 feet; thence continuing along said fence 47 degrees 19 minutes 33 seconds West a distance of 97.88 feet; thence continuing along said fence North 50 degrees 24 minutes 51 seconds West a distance of 119.29 feet to a iron pin; thence South 89 degrees 45 minutes 09 seconds West along an existing fence a distance 60.00 feet to a monument; thence North 01 degrees 46 minutes 20 seconds East a distance of 452.00 feet to a monument on the South right-of-way line of Crawford Street; thence South 89 degrees 26 minutes 21 seconds East a distance of 98.00 feet to the point of beginning, containing 2.29 acres more or less.

#### Parcel III

Part of the Southeast Quarter of the Northwest Quarter, Section 27, Township 12 North, Range 9 West, Vigo County, Indiana, described as follows:

Commencing at the point of intersection of the South right-of-way line of Crawford Street and the West right-of-way line of 13th Street; thence North 89 degrees 23 minutes 20 seconds West, bearing is assumed and is the basis of bearings for this description, along the South line of Crawford Street a distance of 245.82 feet to an iron pipe at the Northeast corner of a tract of land known as Parcel XIA; thence North

89 degrees 26 minutes 21 seconds West along said South line a distance of 519.87 feet to an iron pipe, said point being the point of beginning for this description; thence South 29 degrees 25 minutes 39 seconds West a distance of 45.22 feet to an iron pin on the Northline of the formerly SOO line Railroad; thence South 61 degrees 29 minutes 05 seconds East along said North line a distance of 158.64 feet to an iron pin; thence Southeasterly along a curve to the right, with a radius of 927.19 feet, a long chord bearing South 53 degrees 31 minutes 18 seconds East, along chord distance of 257.63 feet to an iron pin; thence South 45 degrees 28 minutes 36 seconds East a distance of 121.62 feet to a 5/8 inch rebar with plastic cap stamped 'MYERS IN LS 9400006', hereinafter called a monument, on the West line of said parcel XIA; thence South 01 degrees 46 minutes 20 seconds West along said line a distance of 45.20 feet to a monument on the South line of the formerly SOO Line Railroad; thence North 45 degrees 32 minutes 16 seconds West along said South line a distance of 152.30 feet to an iron pin; thence Northwesterly along a curve to the left, with a radius of 894.05 feet, a long chord bearing of North 53 degrees 28 minutes 02 seconds West, a long chord distance of 248.23 feet to an iron pin; thence North 61 degrees 29 minutes 02 seconds West a distance of 218.74 feet to a monument at the Southeast corner of a tract of land known as Tract 'A'; thence North 03 degrees 00 minutes 07 seconds East along the East line of said Tract 'A' a distance of 40.31 feet to a nail on the South right-of-way line of Crawford Street, thence South 89 degrees 23 minutes 48 seconds East along said right-of-way line a distance of 88.58 feet to the point of beginning, and containing 0.612 acres more or less.

ALSO

Lot Number One (1) in Shenango 2 Lot Subdivision, being a subdivision of a part of the Northwest quarter of Section 27, Township 12 North, Range 9 West as shown by the recorded plat thereof as Instrument No. 200212746 of the records of the Recorder's Office of Vigo County, Indiana.



STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS

State Form 51767 (5-04)  
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 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. 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 Crawford Industrial Center					
Address of taxpayer (street and number, city, state and ZIP code) 1075 Crawford Street, Terre Haute, IN 47807					
Name of contact person Louis F. Britton				Telephone number (812) 232-6003	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Common Council of the City of Terre Haute				Resolution number 3, 2005	
Location of property 1075 Crawford Street, Terre Haute, Indiana			County Vigo	Taxing district Harrison	
Description of real property improvements (use additional sheets if necessary) Construction of 12,000 sq. ft. spec. building for lease to commercial/ industrial tenants.				ESTIMATED	
				Real Estate	Start Date spring 2005
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0	Salaries 0.00	Number retained 0	Salaries 0.00	Number additional 5	Salaries 100,000.00
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		[REDACTED]		-----	
Plus estimated values of proposed project		[REDACTED]		\$175,000.00	
Less values of any property being replaced		[REDACTED]		-----	
Net estimated values upon completion of project		[REDACTED]		\$175,000.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits:          Employment is difficult to determine, space will be available for lease to undetermined tenants.					

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title President	Date signed (month, day, year) 12-23-04

# CONFIDENTIAL

## 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) \_\_\_\_\_

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)



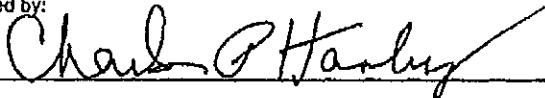
Telephone number

812-232-3375

Date signed (month, day, year)

2-10-2005

Attested by:



Designated body

Terre Haute City Council

\* 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.

**DESCRIPTION:**

Parcel I

A part of the Northwest Quarter of Section 27, Township 12 North, Range 9 West, Vigo County, Indiana described as follows:

Commencing at the intersection of the North right-of-way line of College Avenue with the West right-of-way line of 13th Street; thence North 89 degrees 59 minutes 45 seconds West, bearing is assumed and is the basis of bearings for the description along the North right-of-way line of College Avenue, a distance of 446.06 feet to an iron pin; thence North 89 degrees 59 minutes 45 seconds West along said right-of-way, a distance of 60.00 feet to an iron pin with a cap stamped "Myers LS 9400006" hereinafter called a monument, and the point of beginning of this description; thence North 89 degrees 59 minutes 45 seconds West along said right-of-way, a distance of 397.34 feet to an iron pin at the Southeast corner of a tract of land described in Deed Record 442, Page 1411; thence North 0 degrees 11 minutes 35 seconds West along the East line of said tract, a distance of 449.19 feet to an iron pin at the Northeast corner of said tract and the Southeast corner of a tract of land described in Deed Record 440, Page 4632; thence North 0 degrees 08 minutes 57 seconds West along the East line of a tract of land described in Deed Record 440, Page 4632, a distance of 169.81 feet to a drill hole in the concrete; thence South 89 degrees 16 minutes 53 seconds East along the South line of said tract, a distance of 36.53 feet to an iron pin; thence North 0 degrees 11 minutes 57 seconds west along the East line of said tract, a distance of 354.22 feet to an iron pin; thence North 2 degrees 58 minutes 56 seconds East along the East line of said tract, a distance of 238.00 feet to a monument on the South right-of-way of the formerly Soo Line Railroad; thence South 61 degrees 29 minutes 02 seconds East along said right-of-way, a distance of 218.74 feet to an iron pin and the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 894.05 feet a central angle of 15 degrees 54 minutes 46 seconds, and a chord of 248.23 feet bearing South 53 degrees 28 minutes 02 seconds East; thence Southeasterly along said curve and said right-of-way, a distance of 249.03 feet to an iron pin; thence South 45 degrees 32 minutes 16 seconds East along said right-of-way, a distance of 187.05 feet to an iron pin; thence South 45 degrees 44 minutes 31 seconds East along said right-of-way, a distance of 46.68 feet to an iron pin at the Northeast corner of a tract of land described in Deed Record 420, Page 865; thence South 89 degrees 45 minutes 09 seconds West along the North line of said tract, a

distance of 406.34 feet to a chiseled "X" in concrete at the Northwest corner of said tract; thence South 0 degrees 18 minutes 34 seconds East along the West line of said tract, a distance of 155.49 feet to a chain link fence post; thence South 88 degrees 45 minutes 04 seconds West along the north line of said tract, a distance of 11.96 feet to a chain link fence post; thence South 0 degrees 10 minutes 09 seconds East along the West line of said tract, a distance of 121.22 feet to a chain link fence post; thence South 89 degrees 49 minutes 16 seconds West along the North line of said tract, a distance of 73.39 feet to a chain link fence post; thence South 0 degrees 08 minutes 37 seconds East along the West line of said tract, a distance of 66.16 feet to a P.K. Nail; thence North 89 degrees 46 minutes 52 seconds East along the South line of said tract, a distance of 281.32 feet to a chiseled "X" in the concrete floor, which is 60.00 feet West of the Southeast corner of said tract; thence South 0 degrees 15 minutes 30 seconds East and parallel with the West line of a tract of land described in Deed Record 415, Page 221, a distance of 450.63 feet to the point of beginning, containing 8.510 acres more or less.

#### Parcel II

A parcel of land situated in the Southeast Quarter of Northwest Quarter, Section 27, Township 12 North, Range 9 West, Vigo County, Indiana, To-wit:

Commencing at the point of Intersection of the South line of Crawford Street and the West line of 13th Street; thence North 89 degrees 20 minutes West, along the South line of Crawford Street 245.55 feet to the place of beginning; thence South 36 degrees 23 minutes East 244.46 feet; thence South 53 degrees 37 minutes West 155.19 feet; thence Southeasterly along a curve convex Northeasterly, of radius 482.60 feet, an arc distance of 89 feet, said curve having a long chord bearing South 27 degrees 42 minutes East 88.88 feet and an initial tangent South 32 degrees 59 minutes East, thence South 22 degrees 25 minutes East 118.41 feet, thence Southeasterly along a curve, convex Southwesterly of radius 533.50 feet, of arc distance 201.90 feet, of long chord South 32 degrees 52 minutes East 200.78 feet and an initial tangent South 22 degrees 25 minutes East; thence South 51 degrees 30 minutes West 2.21 feet; thence North 45 degrees 34 minutes West, 154.44 feet; thence Northwesterly along a curve convex Northeasterly, of radius 925.63 feet, of arc distance 111.47 feet, of long chord North 49 degrees 01 minutes West 111.40 feet and of an initial tangent North 45 degrees 34 minutes West; thence Northwesterly along a curve convex Southwesterly, of radius 905.63 feet, of arc distance 109.06 feet, of long chord North 49 degrees 53 minutes West 109.0 feet and initial tangent North 52 degrees 20 minutes West; thence North 45 degrees 26 minutes West, 187.00 feet; thence Northwesterly along a curve, convex Northeasterly, of radius 927.19 feet, of arc distance 258.38 feet, of long chord North 53 degrees 25 minutes West 257.53 feet and an initial tangent North 45 degrees 26 minutes West; thence North 61 degrees 24 minutes West 158.70 feet; thence North 28 degrees 36 minutes East 45.70 feet to a point in the South line of Crawford Street; thence South 89 degrees 20 minutes East 519.88 feet to beginning. Except that part conveyed to Shenango Industries, Inc., an Indiana corporation as shown in instrument



dated August 5, 1988 and recorded August 12, 1988 recorded in Deed Record 415, Page 221 in the records of the Recorder's Office of Vigo County, Indiana; also except that part conveyed to Shenango Industries, Inc., an Indiana corporation as shown in instrument dated December 6, 1989 and recorded December 12, 1989 in Deed Record 420, Page 865 records of Recorder's Office of Vigo County, Indiana.

Except commencing at the point of intersection of the South line of Crawford Street and the West line of 13th Street; thence North 89 degrees 23 minutes 20 seconds West, bearing is assumed and is the basis of bearings of this description, along the South line of Crawford Street a distance of 245.82 feet to an iron pipe, said point being the point of beginning for this description; thence South 36 degrees 27 minutes 58 seconds East a distance of 245.46 feet (Record 244.46 feet) to an iron pin; thence South 53 degrees 50 minutes 23 seconds West a distance of 155.34 feet to an iron pin; thence Southeasterly along a curve, convex Northeasterly, with a radius of 482.60 feet, an arc distance of 88.84 feet, a long chord bearing South 27 degrees 47 minutes 38 seconds East a distance of 88.32 feet to an iron pin; thence South 22 degrees 34 minutes 34 seconds East a distance of 118.88 feet to an iron pin; thence Southeasterly along a curve, convex Southwesterly, with a radius of 533.50 feet, an arc distance of 201.87 feet, a long chord bearing South 32 degrees 57 minutes 50 seconds East a distance of 200.75 feet to an iron pin; thence North 51 degrees 21 minutes 37 seconds East a distance of 38.40 feet to a 5/8 inch rebar with a plastic cap stamped 'MYERS LS 9400006' driven flush, hereinafter called a monument, on the West right-of-way line of 13th Street; thence South 0 degrees 05 minutes 23 seconds East with said right-of-way a distance of 99.12 feet to a cotton gin spindle; thence North 49 degrees 31 minutes 14 seconds West along an existing chain link fence a distance of 54.94 feet; thence North 45 degrees 18 minutes 03 seconds West along said fence a distance of 130.73 feet; thence continuing along said fence 47 degrees 19 minutes 33 seconds West a distance of 97.88 feet; thence continuing along said fence North 50 degrees 24 minutes 51 seconds West a distance of 119.29 feet to a iron pin; thence South 89 degrees 45 minutes 09 seconds West along an existing fence a distance 60.00 feet to a monument; thence North 01 degrees 46 minutes 20 seconds East a distance of 462.00 feet to a monument on the South right-of-way line of Crawford Street; thence South 89 degrees 26 minutes 21 seconds East a distance of 98.00 feet to the point of beginning, containing 2.29 acres more or less.

### Parcel III

Part of the Southeast Quarter of the Northwest Quarter, Section 27, Township 12 North, Range 9 West, Vigo County, Indiana, described as follows:

Commencing at the point of intersection of the South right-of-way line of Crawford Street and the West right-of-way line of 13th Street; thence North 89 degrees 23 minutes 20 seconds West, bearing is assumed and is the basis of bearings for this description, along the South line of Crawford Street a distance of 245.82 feet to an iron pipe at the Northeast corner of a tract of land known as Parcel XIA; thence North

89 degrees 26 minutes 21 seconds West along said South line a distance of 619.87 feet to an iron pipe, said point being the point of beginning for this description; thence South 29 degrees 25 minutes 39 seconds West a distance of 45.22 feet to an iron pin on the Northline of the formerly SOO line Railroad; thence South 61 degrees 29 minutes 05 seconds East along said North line a distance of 158.64 feet to an iron pin; thence Southeasterly along a curve to the right, with a radius of 927.19 feet, a long chord bearing South 53 degrees 31 minutes 18 seconds East, along chord distance of 257.63 feet to an iron pin; thence South 45 degrees 28 minutes 36 seconds East a distance of 121.62 feet to a 5/8 inch rebar with plastic cap stamped "MYERS IN LS 9400006", hereinafter called a monument, on the West line of said parcel XIA; thence South 01 degrees 46 minutes 20 seconds West along said line a distance of 45.20 feet to a monument on the South line of the formerly SOO Line Railroad; thence North 45 degrees 32 minutes 16 seconds West along said South line a distance of 152.30 feet to an iron pin; thence Northwesterly along a curve to the left, with a radius of 894.05 feet, a long chord bearing of North 53 degrees 28 minutes 02 seconds West, a long chord distance of 248.23 feet to an iron pin; thence North 61 degrees 29 minutes 02 seconds West a distance of 218.74 feet to a monument at the Southeast corner of a tract of land known as Tract "A"; thence North 03 degrees 00 minutes 07 seconds East along the East line of said Tract "A" a distance of 40.81 feet to a nail on the South right-of-way line of Crawford Street, thence South 89 degrees 23 minutes 48 seconds East along said right-of-way line a distance of 88.68 feet to the point of beginning, and containing 0.512 acres more or less.

ALSO

Lot Number One (1) in Shenango 2 Lot Subdivision, being a subdivision of a part of the Northwest quarter of Section 27, Township 12 North, Range 9 West as shown by the recorded plat thereof as Instrument No. 200212746 of the records of the Recorder's Office of Vigo County, Indiana.

OFFICE OF THE CLERK  
City Hall, Room 102  
17 Harding Avenue  
Terre Haute, Indiana 47807  
812-232-3375

Charles P. Hanley, City Clerk

June 13, 2016

Crawford Industries  
ATTN: Tax Abatement Dept  
1075 Crawford Street  
Terre Haute, IN 47807

RE: RS 3, 2005 Real Tax Abatement

To Whom It May Concern:

This letter is in reference to the status of your company's tax abatement compliance with the Terre Haute City Common Council. At a June 2016 Special Terre Haute Common Council Meeting, held on June 9, 2016, your company's submitted Compliance of Benefits Form (CF-1) or letter was reviewed. During this meeting it was determined your company was not in substantial compliance. This determination was based on a review of the information contained in Section 3 for Employee and Salaries as listed on the submitted CF-1 form.

A hearing has been scheduled for June 30, 2016 at 5:00pm (EST) in the City Hall Courtroom. The Courtroom is located at 17 Harding Avenue, City Hall, Terre Haute, Indiana 47807. A representative of your company must appear to answer questions concerning the data provided on the CF-1 form or in your submitted letter.

If a representative fails to attend the hearing scheduled for June 5, 2014, the Council may consider such as the property owner's failure to make reasonable efforts to comply with the statement of benefits and may vote to terminate the abatement thereby eliminating the deduction, pursuant to I.C. 6-1.1-12.1-5.9(c). Please make sure a representative is available for questions at the hearing.

If you have any questions, please feel free to contact me at 812-244-2131 or [Michelle.Edwards@Terrehaute.IN.Gov](mailto:Michelle.Edwards@Terrehaute.IN.Gov)

Sincerely,



Michelle Edwards  
Chief Deputy City Clerk

**EXHIBIT B**