WHITELAND TOWN COUNCIL
RESOLUTION NO. 2026-06

A RESOLUTION APPROVING THREE AMENDED SB-1 STATEMENTS OF BENEFITS FOR MLP LAND II, LLC AND ITS SUCCESSORS IN INTEREST

(Mohr Logistics)

WHEREAS, the Whiteland Town Council previously approved Resolution No. 2021-13, approving two Statement of Benefits forms for MLP Land II, LLC (the "Original SB-1 Forms") and declaring within the Town of Whiteland an Economic Revitalization Area (the "Area") and qualifying certain real property improvements for tax abatement on what were commonly known as Lots 2 and 3 of Mohr Logistics Park;

WHEREAS, MLP Land II, LLC has since redeveloped portions of Lots 2 and 3, installing infrastructure serving both lots and constructing improvements on a portion of Lot 3 ahead of the original estimated timetable in the SB-1 Forms for construction on Lot 3;

WHEREAS, Lot 3 was subdivided into Lots 3A, 3B and 3C, with Lots 3B and 3C remaining undeveloped for the reasons set forth below;

WHEREAS, MLP Land II, LLC has not been able to complete construction of planned improvements on Lots 2, 3B and 3C in accordance with the estimated timetables set forth in the SB-1 Forms due to unexpected difficulties in the marketplace, which MLP Land II, LLC explained to the Whiteland Town Council and answered its questions at its regularly scheduled meeting on June 9, 2026, after which the Whiteland Town Council found MLP Land II, LLC to be in substantial compliance with its commitments to date under such circumstances, and approved the Form CF-1s filed by MLP Land II, LLC for 2026 Pay 2027;

WHEREAS, MLP Land II, LLC is under contract to sell Lots 2, 3B and 3C to a developer who generally plans to complete the development of improvements upon said lots in a manner generally consistent with the SB-1 Forms, but additional time is needed in order to complete such development, whether that development is completed by MLP Land II, LLC or a new developer;

WHEREAS, at its June 9 meeting, the Whiteland Town Council discussed generally with MLP Land II, LLC the possibility of it filing amended SB-1 forms proposing extended timetables to complete the development of Lots 2, 3B and 3C;

WHEREAS, the Whiteland Town Council believes it is in the best interests of the community for Lots 2, 3B and 3C to be fully developed in a manner generally consistent with the original SB-1 Forms and with the surrounding development of Mohr Logistics Park which has already been completed, while allowing additional time in which to undertake such development;

WHEREAS, the Whiteland Town Council wishes to provide for a reasonable additional amount of time for that development to occur;

WHEREAS, MLP Land II, LLC has submitted to the Town Council the three proposed AMENDED SB-1 forms with respect to Lots 2, 3B, and 3C attached hereto as Exhibit A, for the Whiteland Town Council's consideration (collectively, the "Amended SB-1 Forms");

WHEREAS, it has further come to the attention of the Whiteland Town Council that certain public infrastructure in the area of the Mohr Logistics Park will require upgrades, that additional time will be needed for such infrastructure upgrades to occur in coordination with affected owners/developers, and that the additional time needed for MLP Land, II LLC or its successor to fully develop Lots 2, 3B and 3C will likely also benefit the community while it addresses such nearby infrastructure needs in the area.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITELAND TOWN COUNCIL THAT:

Section 1. The Whiteland Town Council hereby determines that it is in the best interest of the Town to allow the deduction under Ind. Code § 6-1.1-12.1-3 within the said Area, as requested in the Original Abatement Application, subject to the Amended SB-1 Forms, which are hereby approved as though they had been originally filed by MLP Land II, LLC, based upon the following findings:

(1) The estimate of the value of the redevelopment of the Area is reasonable for projects of that nature.

(2) The estimate of the number of individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.

(3) The estimate of the annual salaries of the individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.

(4) The nature of the improvements and the projected property taxes to be paid, create benefits of the type and quality anticipated by the Whiteland Town Council within the ERA and can reasonably be expected to result from the proposed described redevelopment. And,

(5) The totality of benefits is sufficient to justify the deductions.

Section 2. Based on the information in the Amended SB-1 Forms and the foregoing findings, the Town Council hereby approves and allows MLP Land II, LLC or its successor in interest, the real property deductions under IC 6-1.1-12.1-3 and IC 6-1.1-12.1-4 for redevelopment or rehabilitation in the Area. In the event the investment period, as identified on the respective State of Benefits forms covers more than one investment cycle as anticipated, it is the intention of the Whiteland Town Council that Johnson County shall treat each year of partial assessment as the first year of the abatement deduction schedule outlined in the abatement resolution. Each new increment of assessment that occurs during the approved investment period will trigger its own ten-year schedule ensuring that the MLP Land II, LLC or its successor in interest, receives the full, intended abatement savings associated with its forecasted investment.

Section 3. The owner(s) of the real estate improvements comprising the construction within the real estate identified in the Amended SB-1 Forms shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a period of ten (10) years with respect to real estate improvements constructed as contemplated by and reflected in the Amended SB-1 Forms, according to the following schedule:

Year 1: 100%	Year 6: 40%
Year 2: 95%	Year 7: 30%
Year 3: 80%	Year 8: 20%
Year 4: 65%	Year 9: 10%
Year 5: 50%	Year 10: 5%

Section 4. The President of the Whiteland Town Council is hereby authorized to complete and execute the Amended SB-1 Forms consistent with this Resolution, with attestation by the Town of Whiteland Clerk-Treasurer.

Section 5. A copy of this Resolution and any required supporting information shall be filed with the Johnson County Auditor.

Section 6. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional, invalid, or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, and a suitable and equitable provision shall be substituted for such provision in order to carry out, so far as may be valid and enforceable, the intent and purpose of the provision and this Resolution.

Section 7. This Resolution shall be effective on the date of adoption of this Resolution as evidenced by the signature of the executive as prescribed by Indiana Code 36-5-2-10, subject to publication of this ordinance to the extent required by law.

[Signatures appear on the following page.]

ADOPTED by the Town Council of the Town of Whiteland, Indiana on the __ day of July, 2026.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

Richard Hill, President

Voting in Favor	Voting Opposed
Richard Hill, President	Richard Hill, President
Deb Hendrickson, Vice President	Deb Hendrickson, Vice President
Brad Goedeker	Brad Goedeker
Tim Brown	Tim Brown
Joe Csikos	Joe Csikos

Attest:

Jenny Roberts, Clerk-Treasurer

Exhibit A

Amended Statement of Benefits Real Estate Improvements (SB-1 / Real Property)

[See attached]

AMENDED

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 28 PAY 20 29
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:

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

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: MLP Land II, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 14643 Dallas Parkway, Suite 1000, Dallas, TX 75254		
Name of contact person: Gary Horn	Telephone number: (214) 273-8656	E-mail address: gary@mohrcap.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Whiteland Town Council		Resolution number:
Location of property: Lot 2; Graham Rd., Whiteland, IN 46184	County: Johnson	DLGF taxing district number: 028
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): One building with approximately 1,208,400 square feet; possible additional expansion. Parcels 41-05-23-023-001.000-028; and 41-05-22-014-002.000-028.		Estimated start date (*month, day, year*): 01/02/2027
		Estimated completion date (*month, day, year*): 12/31/2031

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	0.00	$0.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	81,567,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	81,567,000.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: [signature]	Date signed (*month, day, year*): 07/14/2026
Printed name of authorized representative: Gary Horn	Title: Chief Development Officer

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 N/A calendar years* *(see below)*. The date this designation expires is N/A. *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:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☑ No
2. Residentially distressed areas ☐ Yes ☑ No

C. The amount of the deduction applicable is limited to $ N/A.

D. Other limitations or conditions *(specify)* Terms and conditions of Resolutions 2021-13, 2021-15, & 2026-06 not in conflict with this Amended SB-1

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

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

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

Approved *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
[signature] Town Council President	(317) 535-5531	7 / 14 /2026
Printed name of authorized member of designating body: Rich Hill	Name of designating body: Whiteland Town Council	
Attested by *(signature and title of attester)*: [signature] Clerk Treasurer	Printed name of attester: Jenny Roberts, Clerk/Treasurer	

* 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.

Exhibit D to SB-1/Real Property

MLP Land 2, LLC

LOT 2

Year	% of Assessed Value Abated Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

AMENDED

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 28 PAY 20 29
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:

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

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer MLP Land II, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*) 14643 Dallas Parkway, Suite 1000, Dallas, TX 75254		
Name of contact person Gary Horn	Telephone number (214) 273-8656	E-mail address gary@mohrcap.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Whiteland Town Council		Resolution number
Location of property Lot 3B Tracy Rd., Whiteland, IN 46184	County Johnson	DLGF taxing district number 028
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*) One building with approximately 341,512 square feet. Parcel #41-05-23-022-001.000-028.		Estimated start date (*month, day, year*) 01/02/2027 Estimated completion date (*month, day, year*) 12/31/2031

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	0.00	$0.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	29,028,520.00	
Less values of any property being replaced		
Net estimated values upon completion of project	29,028,520.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) ____________

Estimated hazardous waste converted (*pounds*) ____________

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Date signed (*month, day, year*) 07/ 14 /2026
Printed name of authorized representative Gary Horn	Title Chief Development Officer

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 N/A calendar years* *(see below)*. The date this designation expires is N/A. *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:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☑ No
2. Residentially distressed areas ☐ Yes ☑ No

C. The amount of the deduction applicable is limited to $ N/A.

D. Other limitations or conditions *(specify)* Terms and conditions of Resolutions 2021-13, 2021-15, & 2026-06 not in conflict with this Amended SB-1

E. Number of years allowed:

☐ Year 1	☐ Year 2	☐ Year 3	☐ Year 4	☐ Year 5 (* see below)
☐ Year 6	☐ Year 7	☐ Year 8	☐ Year 9	☑ Year 10

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

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

Approved *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
Town Council President	(317) 535-5531	7 / 14 /2026
Printed name of authorized member of designating body: Rich Hill	Name of designating body: Whiteland Town Council	
Attested by *(signature and title of attester)*: Clerk Treasurer	Printed name of attester: Jenny Roberts, Clerk/Treasurer	

* 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.

Exhibit D to SB-1/Real Property

MLP Land 2, LLC

LOT 3B

Year	% of Assessed Value Abated Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

AMENDED

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 28 PAY 20 29
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:

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

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer MLP Land II, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*) 14643 Dallas Parkway, Suite 1000, Dallas, TX 75254		
Name of contact person Gary Horn	Telephone number (214) 273-8656	E-mail address gary@mohrcap.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Whiteland Town Council		Resolution number
Location of property Lot 3C Tracy Rd., Whiteland, IN 46184	County Johnson	DLGF taxing district number 028
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*) One building with approximately 175,172 square feet. Parcels 41-05-22-014-001.000-028 and 41-05-23-022-002.000-028.		Estimated start date (*month, day, year*) 01/02/2027 Estimated completion date (*month, day, year*) 12/31/2031

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	0.00	$0.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	15,590,308.00	
Less values of any property being replaced		
Net estimated values upon completion of project	15,590,308.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Date signed (*month, day, year*) 07/ 14 /2026
Printed name of authorized representative Gary Horn	Title Chief Development Officer

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 N/A calendar years* *(see below)*. The date this designation expires is N/A. *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:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☑ No
2. Residentially distressed areas ☐ Yes ☑ No

C. The amount of the deduction applicable is limited to $ N/A.

D. Other limitations or conditions *(specify)* Terms and conditions of Resolutions 2021-13, 2021-15, & 2026-06 not in conflict with this Amended SB-1

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

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

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

Approved *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
[signature] Town Council President	(317) 535-5531	7 / 14 /2026
Printed name of authorized member of designating body: Kirk Hill	Name of designating body: Whiteland Town Council	
Attested by *(signature and title of attester)*: [signature], Clerk Treasurer	Printed name of attester: Jenny Roberts, Clerk/Treasurer	

* 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.

Exhibit D to SB-1/Real Property

MLP Land 2, LLC

LOT 3C

Year	% of Assessed Value Abated Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%