### January 1, 2017 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet

**NW Cleveland Road EDA**

<table>
<thead>
<tr>
<th>County:</th>
<th>71 (St. Joseph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocation Area Code:</td>
<td>771404</td>
</tr>
<tr>
<td>Allocation Area Name:</td>
<td>NW Cleveland Road EDA</td>
</tr>
<tr>
<td>County Code:</td>
<td>NW Cleveland Road</td>
</tr>
</tbody>
</table>

**Form Prepared By:**
- **Name:** Bryan Schutz, Senior Associate
- **Unit/Company:** Cender & Company, L.L.C.
- **Phone Number:** (219) 736-1800
- **Electronic Mail Address:** bschutz@cendercompany.com

#### ALLOCATION AREA NEUTRALIZATION CALCULATION

1. **2016 Pay 2017 Base Assessed Value of Allocation Area**
   - $157,817

2. **2016 Pay 2017 Incremental Assessed Value of Allocation Area**
   - 296,983

3. **2016 Pay 2017 Net Assessed Value of Allocation Area (Line 1 + Line 2)**
   - $454,800

   - $641,500

5. **2017 Pay 2018 Net Assessed Value Decrease in Allocation Area due to**
   - *New Construction or a Change in Tax Status*
   - 6,277,700

6. **2017 Pay 2018 Net Assessed Value Decrease in Allocation Area due to**
   - *Demolition or a Change in Tax Status*
   - 313,100

7. **2017 Pay 2018 Net Assessed Value Growth as a Result of**
   - *Appeal Settlements in Allocation Area*
   - 450,900

8. **2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area**
   - (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)
   - $450,900

9. **2017 Pay 2018 Neutralization Factor (line 9 / line 3) (Round to Five Decimal Places)**
   - 0.99142

    - 156,463

    - 6,240,037

12. **Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)**
    - 2.1355

    - 133,683

14. **2017 Pay 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**
    - 0.99142

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I, Michael Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 10, 2017

**County Auditor (Signature):**

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**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**CERTIFICATION OF THE BASE NEUTRALIZATION**

Allocation Area Name: NW Cleveland Road EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Comissioner, Department of Local Government Finance

Date: 8/28/17
St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor  

January 1, 2017 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
AM General Allocation Area #3  

| County: | 71 (St. Joseph) |
| Allocation Area Code: | 731409 |
| Allocation Area Name: | AM General Allocation Area #3 |
| County Code: | AM General |
| Form Prepared By: | Bryan Schuch, Senior Associate |
| Unit/Company: | Center & Company, LLC |
| Phone Number: | (219) 736-1800 |
| Electronic Mail Address: | bschuch@centercompany.com |

**ALLOCATION AREA NEUTRALIZATION CALCULATION**

1) 2016 Pay 2017 Base Assessed Value of Allocation Area $47,471,027
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area
4) 2017 Pay 2018 Not Assessed Value of Allocation Area $125,741,897
5) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area Due to New Construction or a Change in Tax Status $133,100
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status $147,600
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area $206,458
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area

10) 2017 Pay 2018 Neutralization Factor [Line 9 / Line 3] (Round to Five Decimal Places) 1.15132


13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) $2.3954

**2017 Pay 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (Line 11)**

1, ___________ Michael Hamann __________________________, Auditor of __________________________ County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: ___________ August 10, 2017 __________________________

Michael Hamann __________________________ County Auditor (Signature)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name: AM General Allocation Area #3

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance __________________________

8/28/17 __________________________ Date
St. Joseph County, Indiana  
Office of the St. Joseph County Auditor  
Michael Hamann, Auditor  

January 1, 2017 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet  
New Carlisle Economic Development Area Allocation Area #2  

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>County Code</td>
<td>71 (St. Joseph)</td>
</tr>
<tr>
<td>Allocation Area Code</td>
<td>T71402</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>New Carlisle Economic Development Area Allocation Area #2</td>
</tr>
<tr>
<td>County Code</td>
<td>NCEDEA AA #2</td>
</tr>
</tbody>
</table>

Form Prepared By:  
Name: Bryan Schuch, Senior Associate  
Unit/Company: Cender & Company, L.L.C.  
Phone Number: (219) 736-1800  
Electronic Mail Address: bschuch@cendercompany.com

**Allocation Area Neutralization Calculation:**  

1) 2016 Pay 2017 Base Assessed Value of Allocation Area  
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area  
3) 2016 Pay 2017 Net Assessed Value of Allocation Area (Line 1 + Line 2)  
   \[ \text{Line 3: } 8,219,553 \]  
4) 2017 Pay 2018 Net Assessed Value of Allocation Area  
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status  
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status  
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll Off in Allocation Area  
8) Estimated Assessed Value Decrease Due to 2017 Pay 2016 Appeals Settlements in Allocation Area  
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 + Line 7 - Line 8)  
   \[ \text{Line 9: } 8,045,531 \]  
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)  
   \[ \text{Line 10: } 0.97883 \]  
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)  
   \[ \text{Line 11: } 8,045,545 \]  
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)  
   \[ \text{Line 12: } 997,585 \]  
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)  
   \[ \text{Line 14: } 3,2654 \]  
   \[ \text{Line 15: } 32,412 \]  

**2017 Pay 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10):** \[ 0.97883 \]

I, ________________, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 10, 2017

Michael Hamann  
County Auditor (Signature)

Michael Hamann  
County Auditor (Printed)

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**Department of Local Government Finance**  
**Certification of TIF BASE Neutralization**  

Allocation Area Name: New Carlisle Economic Development Area Allocation Area #2

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance  
8/28/17  
Date
St. Joseph County, Indiana
Office of the St. Joseph County Auditor
Michael Hamann, Auditor

January 1, 2017 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet
New Carlisle Economic Development Area Allocation Area #1

County: 71 (St. Joseph)
Allocation Area Code: T73402
Allocation Area Name: New Carlisle Economic Development Area Allocation Area #1
County Code: NCEDA #1

Form Prepared By:
Name: Bryan Schuch, Senior Associate
Unit/Company: Cender & Company, LLC
Phone Number: (219) 736-1800
Electronic Mail Address: bschuch@cendercompany.com

ALLOCATION AREA NEUTRALIZATION CALCULATION

1) 2016 Pay 2017 Base Assessed Value of Allocation Area $ 74,016,814
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area 47,648,707
3) 2016 Pay 2017 Net Assessed Value of Allocation Area (Line 1 + Line 2) 121,663,216

4) 2017 Pay 2018 Net Assessed Value of Allocation Area $ 123,723,584
5) 2017 Pay 2018 Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 1,664,300
6) 2017 Pay 2018 Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 52,200
7) 2017 Pay 2018 Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 136,480
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8) $ 123,975,004

10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.01900

11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $ 75,422,828
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $ 50,300,756

13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) 3.1054
14) Estimated 2017 Pay 2018 Incremental Tax Revenue (Line 12 / 100) * Line 13 $ 1,642,521

2017 Pay 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) $ 1.01900

Michael Hamann
County Auditor (Signature)
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: New Carlisle Economic Development Area Allocation Area #1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Emory L. Eckerson
Commissioner, Department of Local Government Finance
Date 8/28/17
St. Joseph County, Indiana
Office of the St. Joseph County Auditor
Michael Hamann, Auditor

January 1, 2017 Assessment Date Allocation Area Real Property Base Assessment Neutralization Worksheet
Wyatt Economic Development Area Allocation Area #1

<table>
<thead>
<tr>
<th>County:</th>
<th>St. Joseph</th>
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<tbody>
<tr>
<td>Allocation Area Code:</td>
<td>772401</td>
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<tr>
<td>Allocation Area Name:</td>
<td>Wyatt Economic Development Area Allocation Area #1</td>
</tr>
<tr>
<td>County Code:</td>
<td>Wyatt EDA #1</td>
</tr>
</tbody>
</table>

Form Prepared By:
- Name: Bryan Schuch, Senior Associate
- Unit/Company: Gender & Company, L.L.C.
- Phone Number: (219) 736-1800
- Electronic Mail Address: bschuch@gendercompany.com

**ALLOCATION AREA NEUTRALIZATION CALCULATION**

1) 2016 Pay 2017 Base Assessed Value of Allocation Area  
   $ 6,437,385

2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area  
   $ 1,870,167

3) 2016 Pay 2017 Net Assessed Value of Allocation Area (Line 1 + Line 2)  
   $ 9,307,552

4) 2017 Pay 2018 Net Assessed Value of Allocation Area  
   $ 8,825,877

5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status  
   $  

6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status  
   $  

7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area  
   $ 56,900

8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area  
   $  

9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area  
   [(Line 4 - Line 5) + (Line 6 + Line 7 - Line 8)]  
   $ 8,766,977

10) 2017 Pay 2018 Neutralization Factor (Line 5 / Line 3) (Round to Five Decimal Places)  
    $ 0.93990

11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)  
    $ 6,099,296

12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)  
    $ 2,756,582

13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)  
    $ 1.7452

    $ 48,108

2017 Pay 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)  
$ 0.93990

I, Michael Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the allocation area identified above.

Dated: August 10, 2017

Michael Hamann  
County Auditor (Signature)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Wyatt Economic Development Area Allocation Area #1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance  
8/28/17  
Date