

ORIGINAL

15

SPONSOR: MCKINLEY NUTALL, GEORGE JANCOSEK & JAMES DOWLING

RESOLUTION NO R03
PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

UNILEVER HPC, N.A.
1200 CALUMET AVENUE
HAMMOND, IN 46320

02-R-03

(10) YEAR TAX ABATEMENT REQUEST FOR EQUIPMENT
(10) YEAR TAX ABATEMENT REQUEST FOR REAL ESTATE

0222

WHEREAS, Indiana Code 6-1.1-12.1; amended, (the "Act") allows a partial abatement of property taxes attributable to "Redevelopment" or "Rehabilitation" activities in "Economic Revitalization Areas" as those terms are defined in the Act, and

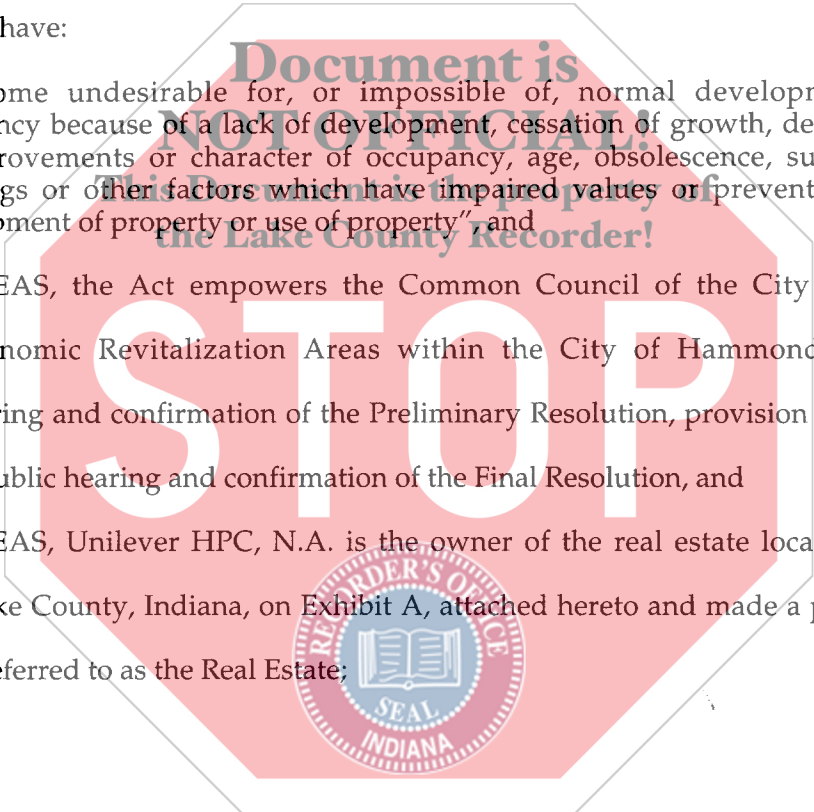
WHEREAS, the Act provides that such Economic Revitalization Areas are areas within the City which have:

811790
2002-057118

"...become undesirable for, or impossible of, normal development, and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property", and

WHEREAS, the Act empowers the Common Council of the City of Hammond to designate Economic Revitalization Areas within the City of Hammond by following a procedure hearing and confirmation of the Preliminary Resolution, provision of a public notice, conducting a public hearing and confirmation of the Final Resolution, and

WHEREAS, Unilever HPC, N.A. is the owner of the real estate located in the City of Hammond, Lake County, Indiana, on Exhibit A, attached hereto and made a part hereof, which is hereinafter referred to as the Real Estate;



Mail to:
MAYOR'S OFFICE OF ECONOMIC DEVELOPMENT
649 CONKEY STREET
HAMMOND, IN 46324
CYNTHIA RANGER



Ranger

\$38
0110434
\$1.00 cash

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WHEREAS, Unilever HPC, N.A. is desirous of having the Real Estate designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the following activities (hereinafter referred to as the "Project") on the Real Estate:

**Construction of 10,125 sq. ft. office building
and installation of manufacturing equipment**

WHEREAS, the Common Council has considered the following objectives in making a decision about Economic Revitalization designation:

Effective utilization of vacant urban land; stabilization and conservation of neighborhood; rehabilitation and replacement of obsolete and deteriorated structures; improvement in the physical efficient utilization of energy; avoidance of environmental harm; creation of new jobs; and retention of existing jobs; and

WHEREAS, it appears the Project will increase the property tax base through the new construction as that term is defined in the Act, the creation of 20 jobs in the City of Hammond, and that the Project will meet the City's development objectives, and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Hammond as follows:

1. The Real Estate is primarily designated as an Economic Revitalization Area as that term is defined in the Act. Final designation and term as an Economic Revitalization Area will occur upon adoption of a Final Economic Revitalization Area Resolution confirming this Preliminary Resolution.

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2. The Common Council fixes 6/24/02 Council Chambers, Hammond City Hall, 5925 Calumet Avenue, Hammond, Indiana, as the time and place for a public hearing for the receiving of remonstrances and objections from persons interested in or affected by the Project and directs the publications of notice of said hearing in accordance with the requirements of applicable law. At this hearing, the Common Council will take action relative to this Preliminary Resolution and determine whether the Real Estate should be declared an Economic Revitalization Area.

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the Lake County Recorder.

Robert A. Markovich
Robert A. Markovich, President
Common Council

ATTEST:

Robert J. Golec
Robert J. Golec, City Clerk



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PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor
of said City for his approval on the 11th day of June, 2002.

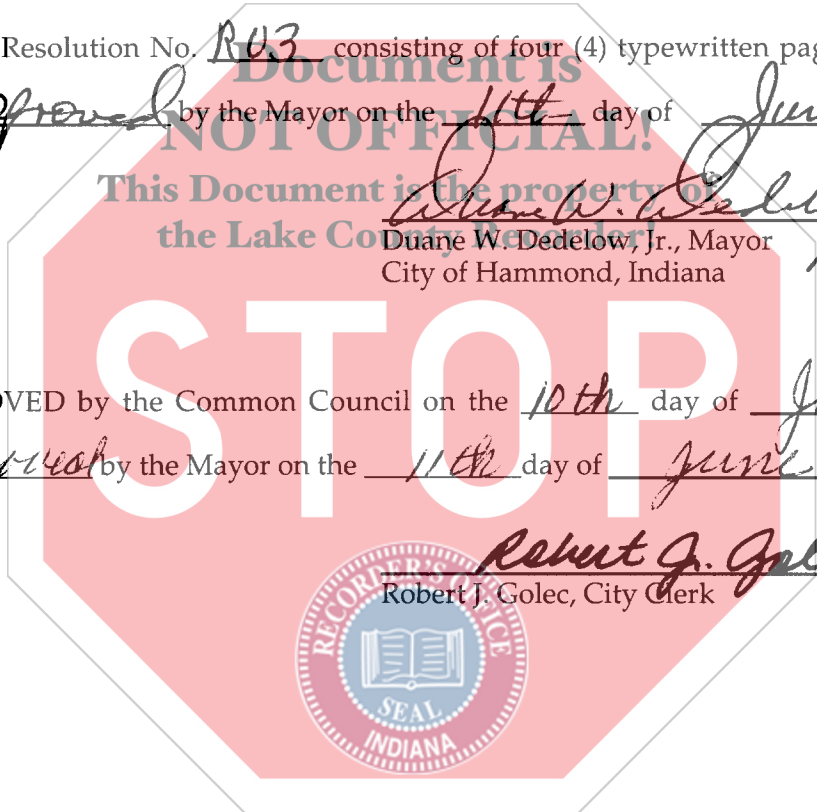
Robert J. Golec
Robert J. Golec, City Clerk

The foregoing Resolution No. R03 consisting of four (4) typewritten pages, including this
page was approved by the Mayor on the 11th day of June, 2002.

Duane W. Dedelow, Jr.
Duane W. Dedelow, Jr., Mayor
City of Hammond, Indiana

APPROVED by the Common Council on the 10th day of June, 2002,
and approved by the Mayor on the 11th day of June, 2002.

Robert J. Golec
Robert J. Golec, City Clerk



CITY OF HAMMOND, INDIANA

APPLICATION FOR DESIGNATION AS AN ECONOMIC
REVITALIZATION AREA/DESIGNATION AS AN ECONOMIC
DEVELOPMENT TARGET AREA

PART I - OWNERSHIP INFORMATION

1. Name of property owner:

Unilever Home & Personal Care N.A.

Formerly known as Lever Brothers Company

2. Mailing address of owner:

1200 Calumet Avenue

Hammond, Indiana 46320

3. Name of agent designated to represent owner:

Theodore P. Shultman / Finance Manager

4. Address of agent:

1200 Calumet Avenue

Hammond, Indiana 46320

5. Telephone and Fax number of agent:

(219) 473-7203
Telephone #

(219) 473-7318
Fax #

6. Is applicant an:

- (a) Individual _____
- (b) Partnership _____
- (c) Public Stock Corporation _____
- (d) Private Corporation _____
- (e) Non-profit _____
- (f) Other, please explain:

Wholly owned subsidiary

7. Is applicant a:

- (a) Branch _____
- (b) Division _____
- (c) Wholly owned Subsidiary X
- (d) Joint Venture _____

8. If so, name of Parent:

Unilever N.V.
(an Anglo-Dutch Conglomerate)

9. Address of Parent:

Unilever House, Blackfriars P.O. Box 68, London, GB EC4P 4BQ

Unilever N.V. , Weena 455, 3013 A1 Rotterdam, P.O. Box 760,
3000 DK Rotterdam, Netherlands

10. Is Parent a public stock corporation?

Yes

11. If applicant and/or parent is a partnership, please attach the name and general partner.

PART II - PROPERTY DESCRIPTION

1. Legal description - please attach as Exhibit A

2. List current uses of property:

Manufacturing

3. Current zoning classification:

399 Other Industrial

4. Variances granted (now or anticipated for this project):

N/A

5. Document numbers of all commitments/covenants affecting property:

N/A

6. List all structures, age and their conditions currently on property:

Powerhouse	1930	Good
Soapery	1930	Good
Warehouse	1951	Good
Sulfonation	1970	Good
North Packing	1980	Good
South Packing	1983	Good
South Packing Extension	1990	Good

7. Complete the following information on the property:

<u>Key #</u>	<u>Asses. Land</u>	<u>Asses. Improv.</u>	<u>Taxes Last Yr.</u>	<u>Projected Tax Increase</u>
007-26-37-0098-0004	\$322,100	\$3,514,150	\$941,743.42	See Attached
007-26-37-0098-0009	\$130,720	\$ 86,390	\$ 53,906.36	No Changes
007-26-37-0098-0044	\$ 33,760	\$ 3,470	\$ 9,243.84	No Changes
007-26-37-0100-0006	\$ 35,460	--	\$ 8,804.38	No Changes
007-26-33-0131-0039	\$ 22,900	\$ 14,970	\$ 9,402.76	No Changes

PART III - PROJECT DESCRIPTION

1. Application for Abatement of Taxes on:

Structure for 3, 6 or 10 years

Equipment for 5, 10 years

2. What physical changes will be made on the property?

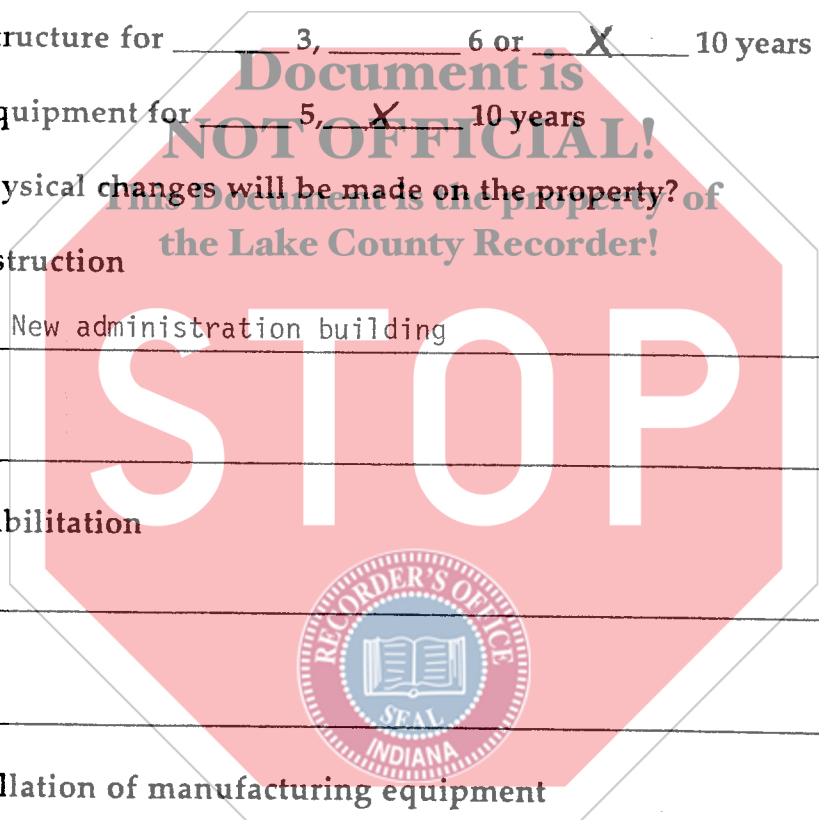
(a) Construction

New administration building

(b) Rehabilitation

(c) Installation of manufacturing equipment

Three Packing Lines



10. How many permanent employees will be employed at the site after completion:

Full time 345

Part time --

11. How many Enterprise Zone residents are expected to be hired: _____

12. Of the current employees, how many reside in the City of Hammond: 41

**** PLEASE NOTE****

If company applying for tax abatement is new to Hammond, but currently in existence elsewhere, please list the number of employees at that location: _____



13. For the current permanent employees, please complete the following:

Job Category	Total		Minority		Residents Enterprise Zone	Average Annual Wages	Total	
	Male/Female		Male/Female				Full/Part	
Officers Managers Supervisors	18	4	5	1		80,000	22	--
Professionals	14	8	3	4		55,000	22	--
Technicians	7	1	2	1		74,000	8	--
Clerical	2	10	0	4		35,000	12	--
Sales	--	--	-	-		--	--	--
Craftsman (Skilled)	54	0	4	0		80,000	54	--
Operatives (Semi-skilled)	132	65	37	41		72,000	197	--
Laborers (Unskilled)	1	1	1	--		40,000	2	--
Apprentices	8	--	--	--		72,000	8	--
Other								



13. For the proposed employees, please complete the following:

Job Category	Total	Male/Female	Minority	Residents	Enterprise Zone	Average Annual Wages	Total Full/Part
Officers	--	--	--	--	--	--	--
Managers Supervisors	--	--	--	--	--	--	--
Professionals	--	--	--	--	--	--	--
Technicians	--	--	--	--	--	--	--
Clerical	--	--	--	--	--	--	--
Sales	--	--	--	--	--	--	--
Craftsman (Skilled)	6	--	2	--	75,000	6	--
Operatives (Semi-skilled)	7	7	3	3	60,000	14	--
Laborers (Unskilled)	--	--	--	--	--	--	--
Apprentices	--	--	--	--	--	--	--
Other	--	--	--	--	--	--	--

Total:

14. Give anticipated date for hiring to begin: 3/1/03

15. Hiring completion date: 6/1/03

16. Please give monthly/quarterly hiring projections until hiring is completed.

Month/Quarter	Full-time	Part-time	Total
3/1/03 - 6/1/03	20		20

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17. Please attach a copy of affirmative action program, if in place.

AFFIRMATION

I affirm under the penalties for perjury that the foregoing responses and statements are true and complete to the best of my knowledge and belief.



T. J. Stuckman Finance manager
NAME TITLE

3/25/02
DATE

EXHIBIT A
LEGAL DESCRIPTION



PARCEL 1

Quit Claim Deed #367935, Deed Record 439, page 336, recorded April 1, 1929
Warranty Deed #367936, Deed Record 439, page 337, recorded April 1, 1929

DESCRIPTION: A part of U.S. Government Lots Number one (1) and number (2) in the East one half (E ½) of Section one (1) Township thirty seven (37) North, Range ten (10)

West of the 2nd Principal Meridian, Lake County, Indiana, described as:

Commencing at a point seventeen and three tenths feet (17.3') North of the South east corner of said U.S. Government Lot Number one (1), thence North eight hundred eighty nine and twenty one, one hundredths (889.21') on the East line of said Section one (1) to a point fifty feet (50') Southwesterly by a rectangular measurement from the centerline of the One hundred foot (100') right of way of the Pittsburgh, Fort Wayne and Chicago Railway; thence Northwesterly thirteen hundred fifty five and thirty four feet (1355.34') parallel to and fifty feet (50') Southwesterly by rectangular measurement from said center line of the Railroad right of way to the Wolf River center line, as established by agreement dated December 3rd, 1903; thence Southwesterly seven hundred thirty seven and twenty two one hundredths feet (737.22') on said center line to the original center line of Indianapolis Boulevard (before same was widened to one hundred feet (100') by an addition of twenty feet (20') along the Northeastly side thereof); thence Southeastly fifteen hundred one and seventy six one hundredths feet (1501.76') along said center line of Indianapolis Boulevard to a point; thence Northeastly one hundred seventy five and eighty-nine one hundredths feet (175.89') by rectangular measurement from said center line; thence East one hundred seventy five and eighty-nine one hundredths feet (175.89') to the place of beginning; (excepting from the above description a tract of land two hundred feet (200') in width lying adjacent to and parallel to a line which is fifty feet (50') distant Southwesterly by rectangular measurement, from the center line of the above described one hundred foot (100') right of way of the Pittsburgh, Fort Wayne and Chicago Railway); containing nineteen and five tenths (19.5) acres, exclusive of streets.

PARCEL 2

Warranty Deed #64797, Deed Record 538, page 39, recorded November 4, 1935

DESCRIPTION: That part of the east half of Section 1, Township 37 North, Range 10 West of the 2nd Principal Meridian in Lake County, Indiana described as follows: Beginning at the intersection of the center line of Indianapolis Boulevard as it was in the year 1922 with the center line of Calumet Avenue; thence north along the said center line of Calumet Avenue 495.32 feet; thence west at right angles to the last described line 175.89 feet to a point, thence southwesterly at an angle of 140 degrees 54 minutes with said last described line and at right angles to the said center line of Indianapolis Boulevard as it was in the year 1922, 175.89 feet to the said center line of Indianapolis Boulevard as it was in the year 1922, thence southeastly along said center line 495.32 feet to the place of beginning, containing two acres, more or less, the same being parts of Lots 1 and 2, in the old (Government) survey of Section 1 aforesaid, situated in the City of Hammond, in Lake County, Indiana;

Excepting so much of said real estate as has been dedicated for street proposed in Indianapolis Boulevard and Calumet Avenue in the City of Hammond, Lake County, Indiana.

PARCEL 3

Deed #78369, Deed Record 546, page 32, recorded May 23, 1936

DESCRIPTION: All that certain piece or parcel of land situate in the City of Hammond, Township of North, County of Lake and State of Indiana, and being part of the Northeast Quarter of Section One, Township Thirty-seven North, Range Ten West of the Second Principal Meridian, bounded and described as follows, viz:

Beginning at a point where the Northeastly line of land of Lever Brothers Company meets the middle line of Calumet Avenue, eighty feet wide, in the line dividing Section One, Township Thirty-seven North, Range Ten West of the Second Principal Meridian from Section Six, Township Thirty-seven North, Range Nine West of the Second Principal Meridian, at a distance of six hundred and forty-six feet and eight one-hundredths of a foot measured due North along said Section dividing line from a point at the East Quarter corner of said Section One; extending from said beginning point North fifty degrees eleven minutes two seconds West, by said land of Lever Brothers Company, crossing the Westerly line of said Calumet Avenue and by land now or formerly of the Shedd Estate, the distance of one thousand six hundred and thirty-nine feet to a point, said line being immediately contiguous to and superimposed upon the present northeast boundary line of property now owned by Lever Brothers Company; thence by land of the Pittsburgh, Fort Wayne and Chicago Railway Company the following two courses and distances: (1) North thirty-nine degrees forty-eight minutes fifty-eight seconds East Eighty feet to a point, and (2) South fifty-three degrees forty-nine minutes six seconds East, recrossing said Westerly line of Calumet Avenue, one thousand four hundred and ninety-six feet and thirty-five one-hundredths of a foot to a point in the said middle line of Calumet Avenue in said line dividing Section One, Township Thirty-seven North, Range Ten West of the Second Principal Meridian from Section Six, Township Thirty-seven North, Range Nine West of the Second Principal Meridian, and thence due South, along said middle line of Calumet Avenue, being along said last mentioned Section dividing line, the distance of two hundred and twenty-seven feet and fifty-seven one-hundredths of a foot to the place of beginning, CONTAINING four acres and six thousand six hundred and seven ten-thousandths of an acre, more or less.

PARCEL 4

Trustee's Deed #311459, recorded August 8, 1975

DESCRIPTION: All that part of the Northeast Quarter of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, lying Northeastly of the Northeastly line of Indianapolis Boulevard (said Northeastly line being parallel to and 60 feet Northeastly by rectangular measurement from the original center line of Indianapolis Boulevard); Southwesterly of the Southwesterly line of the tract of land conveyed to Pittsburgh, Fort Wayne and Chicago Railway Company dated August 18, 1924 and recorded September 23, 1924, in Deed Record 338, page 235, in the Recorder's Office of Lake County, Indiana, Northwesterly of the center line of channel of Wolf River as dedicated December 3, 1901, and recorded December 19, 1901, in Deed Record 92, page 439, in the Recorder's Office of Lake County, Indiana, and Easterly of a line parallel to and 16.5 feet Easterly of center line of a Railroad Side Tract running from Pittsburgh, Fort Wayne and Chicago Railway, Southly across Indianapolis Boulevard, and extended Southerly along the Westerly line of the American Maize-Products Company (as said tract is located on plat of survey dated May 8, 1942 by Leo Besozzi, registered professional engineer) in the City of Hammond, Lake County, Indiana.

PARCEL 5

Quit Claim Deed #425297, recorded August 29, 1977
Warranty Deed #425300, recorded August 29, 1977

DESCRIPTION: Part of the East Half of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian, more particularly described as:

from the point of intersection of the East line of Section 1 aforesaid, and the centerline of Indianapolis Boulevard, as the same existed prior to the year 1924; thence Northwesterly 1235.4 feet along said centerline of said Indianapolis Boulevard to a point; thence South 50 degrees 45 minutes 07 seconds West, a distance of 40.00 feet to the place of beginning; thence North 39 degrees 14 minutes 53 seconds West, a distance of 801.86 feet along the Westerly right of way line of Indianapolis Boulevard; thence South 17 degrees 15 minutes 23 seconds West, along the centerline of the Wolf River Channel, a distance of 160.29 feet; thence South 0 degrees 27 minutes 00 seconds East, a distance of 955.05 feet along the centerline of the Wolf River Channel; thence South 26 degrees 37 minutes 23 seconds West along the centerline of the Wolf River Channel, a distance of 59.11 feet; thence North 89 degrees 51 minutes 07 seconds East, a distance of 461.02 feet to the West line of Parkview Avenue; thence North 0 degrees 08 minutes 53 seconds West, along said West line of Parkview Avenue; a distance of 445.65 feet; thence North 50 degrees 45 minutes 07 seconds East, a distance of 147.19 feet to the place of beginning, in the City of Hammond, Lake County, Indiana.

PARCEL 6

Warranty Deed #487033, recorded August 28, 1978

DESCRIPTION: Part of the East Half of Section 1, Township 37 North, Range 10 West of the Second Principal Meridian described as follows: Commencing at the point of intersection of the East line of said Section 1 and the centerline of Indianapolis Boulevard as the same existed prior to the year 1924; thence North 39 degrees 14 minutes 53 seconds West, along said centerline of Indianapolis Boulevard, 1235.4 feet to a point on the Northeastly extension of the Westerly line of Parkview Avenue; thence South 50 degrees 45 minutes 07 seconds West, along said Westerly line of Parkview Avenue, 187.19 feet; thence South 0 degrees 08 minutes 53 seconds East, along the Westerly line of Parkview Avenue, 445.65 feet; thence South 89 degrees 51 minutes 07 seconds West, 107.00 feet to the place of beginning; thence continuing South 89 degrees 51 minutes 07 seconds West, 186.01 feet, more or less, to a point on the East line of Wolf River Channel as described in Deed Record 92, page 439 in the Office of the Recorder of Lake County, Indiana; thence South 26 degrees 37 minutes 23 seconds West, along said East line, 22.40 feet; thence North 89 degrees 51 minutes 07 seconds East, 180.13 feet; thence North 38 degrees 27 minutes 34.5 seconds East, 25.59 feet to the place of beginning, containing 0.084 acres, more or less, all in the City of Hammond, Lake County, Indiana.