



COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

2024 PAY 2025

FORM CF-1 / Real Property

INSTRUCTIONS:

- 1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- 2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- 3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- 4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Centennial Village - CV Development LLC and Others (see attached for details)		County Lake
Address of Taxpayer (number and street, city, state, and ZIP code) 9610 N. Centennial Drive, Munster IN 46321		DLGF Taxing District Number 027
Name of Contact Person Matthew Kimmel	Telephone Number (312) 907-0151	Email Address matt@mkimmel.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Munster	Resolution Number 2105	Estimated Start Date (month, day, year) 7/15/20
Location of Property 9610 N. Centennial Drive, Munster IN 46321		Actual Start Date (month, day, year) 7/15/20
Description of Real Property Improvements Building G in Centennial Village - 36 residential condos located on floors 2-4 and 42 residential subterranean and 5 surface parking spaces.		Estimated Completion Date (month, day, year) 1/1/22
		Actual Completion Date (month, day, year) 1/1/22 (first unit)
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	NA	NA
Salaries		
Number of Employees Retained	NA	NA
Salaries		
Number of Additional Employees	NA	NA
Salaries		
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ NA	\$ NA
Plus: Values of Proposed Project	\$ NA	\$ NA
Less: Values of Any Property Being Replaced	\$ NA	\$ NA
Net Values Upon Completion of Project	\$ NA	\$ NA
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$ NA	\$ NA
Plus: Values of Proposed Project	\$ NA	\$ NA
Less: Values of Any Property Being Replaced	\$ NA	\$ NA
Net Values Upon Completion of Project	\$ Approximately \$9,000,000	\$ Approximately \$9,000,000
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative	Title Developer & Owner	Date Signed (month, day, year) 3/9/24

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☒ The Property Owner **IS** in Substantial Compliance
- ☐ The Property Owner **IS NOT** in Substantial Compliance
- ☐ Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

The property developpe and owner has made reasonable efforts to comply with all required rules and codes for the development of the property.

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

Town of Munster

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of Hearing

☐

AM

Date of Hearing (month, day, year)

Location of Hearing

☐

PM

Town of Munster

HEARING RESULTS (to be completed after the hearing)

☒ Approved

☐ Denied (see Instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

The property developpe and owner has made reasonable efforts to comply with all required rules and codes for the development of the property.

Signature of Authorized Member

Date Signed (month, day, year)

Attested By

Designating Body

Town of Munster

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Building G - Centennial Village
9610 North Centennial Drive - Munster
2024 Assessment Information

as of:

5/6/2024

Assessor Information

RESIDENTIAL CONDO PROPERTY

<u>Unit #</u>	<u>Billed to</u>	<u>Parcel number</u>
201	Butler, Robert E	45-07-30-353-001.000-027
202	Brown, Demetrius A	45-07-30-353-002.000-027
203	Gaten, Frances M, Erin Gaten	45-07-30-353-003.000-027
204	Lee, Injung & Wootae Lim h&w	45-07-30-353-004.000-027
205	Carbajal, Ricardo	45-07-30-353-005.000-027
206	Heath, Joslynn	45-07-30-353-006.000-027
207	Hansen, Paul W and Jennifer Hansen H & W	45-07-30-353-007.000-027
208	Mohamad Sidi	45-07-30-353-008.000-027
209	Apellido, Alfredo	45-07-30-353-009.000-027
210	Reese, Sheila	45-07-30-353-010.000-027
211	Karen S. Marich	45-07-30-353-011.000-027
212	Yballe, Sonia B	45-07-30-353-012.000-027
301	Lee, Seon H, Jennifer J Lee & Jason Jaewoo Lee	45-07-30-353-013.000-027
302	CV Development LLC	45-07-30-353-014.000-027
303	Lareau, Luke	45-07-30-353-015.000-027
304	Kimberly M. Jones Revoc Trust	45-07-30-353-016.000-027
305	Partacz, Anthony	45-07-30-353-017.000-027
306	Erkan, Leyla	45-07-30-353-018.000-027
307	CV Development LLC	45-07-30-353-019.000-027
308	CV Development LLC	45-07-30-353-020.000-027
309	Sharma, Shubhang and Deepika Panta H & W	45-07-30-353-021.000-027
310	Westerfield, Mark & Jill Westerfield h&w	45-07-30-353-022.000-027
311	Patrick & Michelle Hall	45-07-30-353-023.000-027
312	CV Development LLC	45-07-30-353-024.000-027
401	Larson, Kyle	45-07-30-353-025.000-027
402	Potter, Bella S Trust & Ramona Muzzo L/E	45-07-30-353-026.000-027
403	Eplawy, Richard & Rose h&w	45-07-30-353-027.000-027
404	Kimmel, Matthew G Kimmel Self Declaration Tr	45-07-30-353-028.000-027
405	Raiker, Smita K Living Trust dtd 4-3-12	45-07-30-353-029.000-027
406	IN 406 Trust (The	45-07-30-353-030.000-027
407	Potter, Bella Star	45-07-30-353-031.000-027
408	Harmony Capitol LLC	45-07-30-353-032.000-027
409	Hines, Carolyn and Eric Hines J/T with R/S	45-07-30-353-033.000-027
410	Charles & Martha Kern	45-07-30-353-034.000-027
411	McGowan, Edward T	45-07-30-353-035.000-027
412	DJM Holdings LLC	45-07-30-353-036.000-027

Authorized Member of Designating Body

Date

SUBTERRIAN PARKING SPACES

Space#

1	Brown, Demetrius A	45-07-30-353-037.000-027
2	Brown, Demetrius A	45-07-30-353-038.000-027
3	Reese, Sheila	45-07-30-353-039.000-027
4	CV Development LLC	45-07-30-353-040.000-027
5	Kimberly M Jones Revoc Trust	45-07-30-353-041.000-027
6	Lareau, Luke	45-07-30-353-042.000-027
7	Larson, Kyle	45-07-30-353-043.000-027
8	Larson, Kyle	45-07-30-353-044.000-027
9	Heath, Joslynn & Victoria Lippincott J/T R/S	45-07-30-353-045.000-027
10	Hansen, Paul W and Jennifer Hansen H & W	45-07-30-353-046.000-027
11	Yballe, Sonia B	45-07-30-353-047.000-027
12	Hines, Carolyn and Eric Hines J/T with R/S	45-07-30-353-048.000-027
13	Erkan, Leyla	45-07-30-353-049.000-027
14	Westerfield, Mark & Jill Westerfield h&w	45-07-30-353-050.000-027
15	McGowan, Edward T	45-07-30-353-051.000-027
16	Potter, Bella Star	45-07-30-353-052.000-027
17	Potter, Bella Star	45-07-30-353-053.000-027
18	Potter, Bella S Trust & Ramona Muzzo L/E	45-07-30-353-054.000-027
19	Potter, Bella S Trust & Ramona Muzzo L/E	45-07-30-353-055.000-027
20	Karen S Marich	45-07-30-353-056.000-027
21	Sharma, Shubhang and Deepika Panta H & W	45-07-30-353-057.000-027
22	CV Development LLC	45-07-30-353-058.000-027
23	DJM Holdings LLC	45-07-30-353-059.000-027
24	Butler, Robert E	45-07-30-353-060.000-027
25	Raiker, Smita K Living Trust dtd 4-3-12	45-07-30-353-061.000-027
26	Harmony Capitol LLC	45-07-30-353-062.000-027
27	Harmony Capitol LL	45-07-30-353-063.000-027
28	Gaten, Frances M, Erin Gaten & Maryse M Frank	45-07-30-353-064.000-027
29	CV Development LLC	45-07-30-353-065.000-027
30	Charles & Martha Kern	45-07-30-353-066.000-027
31	Carbajal, Ricardo & Arturo Carbajal J/T R/S	45-07-30-353-067.000-027
32	Eplawy, Richard & Rose h&w	45-07-30-353-068.000-027
33	IN 406 Trust (The)	45-07-30-353-069.000-027
34	IN 406 Trust (The)	45-07-30-353-070.000-027
35	Mohamad Sidi	45-07-30-353-071.000-027
36	Lee, Seon H, Jennifer J Lee & Jason Jaewoo Lee	45-07-30-353-072.000-027
37	Lee, Injung & Wootae Lim h&w	45-07-30-353-073.000-027
38	CV Development LLC	45-07-30-353-074.000-027
39	Partacz, Anthony	45-07-30-353-075.000-027
40	Patrick & Michele Hall	45-07-30-353-076.000-027
41	CV Development LLC	45-07-30-353-077.000-027
42	Kimmel, Matthew G Kimmel Self Declaration Tr	45-07-30-353-078.000-027

Authorized member of Designating Body

Date

Surface Parking Spaces

43	Reese, Sheila	45-07-30-354-002.000-027
44	Apellido, Alfredo	45-07-30-354-003.000-027
45	DJM Holdings LLC	45-07-30-354-004.000-027
46	Patrick & Michle Hall	45-07-30-354-005.000-027
47	Carbajal, Ricardo & Arturo Carbajal J/T R/S	45-07-30-354-006.000-027

Condo Land

Centennial Village LLC	45-07-30-352-010.000-027
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Authorized Member & Designating Body

Date

Owners Information

AS OF: 5/7/24

BUILDING G - Centennial Village

9610 N. Centennial Drive, Munster IN 46321

<u>Condo Unit #</u>	<u>Parking & Stor Unit #</u>	<u>Owners Name(s)</u>	<u>Owners Prior Address</u>	<u>Owners Email</u>	<u>Owners Phone #</u>
201	24	Lori Bult/Robert Butler	16886 Colorado St Hebron, In46341	bsilori@sbcglobal.net	7089068997
202	1,2	Demetrius Brown	2121 45th apt 3322 Highland In 46322	brownsmanage@gmail.com	3106121363
203	28	Frances Gaten	no address	fgate@gmail.com	7087520007
204	37	Injung Lee	2121 45th St apt 2224 Highland,In 46322	JLEE929@GMAIL.COM	319 383 6722
205	31 & 47	Richardo Carbajal	108 Exeter Rd, Munster, In 46321	riccarbajal32@gmail.com	219 487 9272
206	9	Joslynn Heath	1246 Hemlock, Munster, In 46321	jawzlinnh@hotmail.com	8652544569
207	10	Paul & Jennifer Hansen	402 Shadow Creek Dr,Palos Heights, IL 604	foreverfragrant@comcast.net	6304799500
208	35	Mohamad Sidi	No Address	abv@abvgroups.com	847 208 5656
209	44	Alfredo Apellido	134 Main St Hobart In	alfredo.apellido@gmail.com	219 384 2235
210	3 & 43	Sheila Reese	326 Deer Trail	reese711@sbcglobal.net	2197428153
211	20	Karen S Marich	No address	kmarich@staffsourcesusa.com	219 746 6822
212	23	Sonia B Ybelle	505 N Lake Shore Dr, Chicago 60611	sybelle@sbcglobal.net	312 802 9868
301	36	Seon & Jennifer Lee	1251 Lamplighter Way Reston VA20194	seonlee@verizon.com	702 860 2536
302		CV Development LLC	631 Killarney Drive, Dyer, IN 46311	Matt@mkimmel.com	3129070151
303	6	Luke Lareau	2337 Rolling Hills Dr, Dyer, IN 46311	lukeallareau@gmail.com	2197946523
304	5	Kimberly M. Jones Revoc Trust	No Address	kim.jones@bairdwarner.com	312 505 3366
305	39	Anthony Partacz	9610 N Centennial Drive, Munster, IN 46321	tapartacz@gmail.com	219 669 3123
306	13	Leyla Erkan	1242 Hemlock Crt Munster IN 46321	leylaerkan@hotmail.com	312 213 5606
307		CV Development LLC	631 Killarney Drive, Dyer, IN 46311	Matt@mkimmel.com	3129070151
308		CV Development LLC	631 Killarney Drive, Dyer, IN 46311	Matt@mkimmel.com	3129070151
309	21	Sharma & Panta	533 Jenna, Munster, IN	deepikapanta@hotmail.com	2197945696
310	14	Jill & Mark Westerfield	8618 Madison, Munster, IN	jmwesterfield26@gmail.com	2197429557
311	40 & 46	Patrick & Michele Hall	8991 Jamison Dr, West Desmoines, IA	majphall@msn.com	515 707 6541
312		CV Development LLC	631 Killarney Drive, Dyer, IN 46311	Matt@mkimmel.com	3129070151
401	7 & 8	Kyle Larson	5976 S. Dune Harbor Dr Portage, In 46368	kyle@centrallmarine.us	219 313 9325
402	18 & 19	Ramona Nuzzo	333 Norwich ct Munster, IN 46321	Estela Lopez	7085164897
403	32	Richard & Rose Eplawy	413 Daniel Park Cir, Ponte Vedra, Fl 32081	replawy@lec.edu	303 720 6554
404	42	Matthew Kimmel Trust	631 Killarney Dr.,Dyer, IN 46311	matt@mkimmel.com	3129070151
405	25	Smita Raiker living trust 4/3/12	9948 Tanglewood Ct, Munster IN 46321	smiarmd@yahoo.com	219 798 4120
406	33&34	Denise & James Thomas	6403 S Garfield Ave, Burr Ridge, IL60527	denisemthomas@comcast.net	219 616 3862
407	16 & 17	Elizabeth Potter	333 Norwich Ct Munster, IN 46321	bellapotter17@gmail.com	3129535100
408	26 & 27	Lu Harmony Capital LLC	600 N Fairbanks Ct unit 2710 Chicago Il606	jefflu01@gmail.com	646 942 8241
409	12	Carolyn Hines, Eric Hines	9610 N. Centennial Drive, Munster IN 46321	w56hine@sbcglobal.net	7088372858
410	30	Charles and Martha Kern	5331 Sand Lilly Dr, Naperville, IL 60584	ckern@astound.net	630 561 7774
411	15	Edward McGowan	8220 S Nueport Willow Springs, Il 60480-10;	ed@edonconst.com	708 408 0038
412	23	DSM HoldingLLC	9610 N. Centennial Drive, Munster IN 46321	marathon@astound.net	219-796-6924
4,22,29,38,41 CV Development LLC			631 Killarney Drive, Dyer, IN 46311	Matt@mkimmel.com	3129070151

Authorized Member & Designating Body

Date