

## **ECONOMIC DEVELOPMENT AGREEMENT**

**Between and Among**

**The Redevelopment Commission of the City of Franklin, Indiana,  
The Board of Public Works and Safety of the City of Franklin, Indiana,  
Franklin Development Corporation,  
and  
Franklin Gateway Development, LLC**

### **Paris Drive – Eastside Development**

This Economic Development Agreement (the “Agreement”) is entered into as of the 3 / day of July, 2018 (“Effective Date”), by and between the **Redevelopment Commission of the City of Franklin, Indiana** (“RDC”), as the governing body of the City of Franklin, Indiana Redevelopment District, the **City of Franklin, Indiana, by and through its Board of Public Works and Safety** (“BOW”), the **Franklin Development Corporation** (“FDC”), an Indiana non-profit neighborhood development corporation, and **Franklin Gateway Development, LLC** an Indiana limited liability company. (Collectively, the RDC, BOW, FDC, and Franklin Gateway Development, LLC are the “Parties”; the RDC and BOW are the “City”; and Franklin Gateway Development, LLC is the “Developer”).

### **RECITALS**

**WHEREAS**, the Developer proposes to develop approximately 12.6 acres located near the northwest quadrant of State Road 44/King Street and Interstate 65 into a mixed-use development consisting of a northern lot upon which will be constructed and operated a four-story, 91 room Upper Midscale hotel under the Hampton Inn & Suites by Hilton flag, which portion of the project will include capital investment of approximately \$13 million and start construction in the fall 2018, with multiple out-lots to be developed for uses such as sit-down restaurants, coffee shops/gathering places, quick service restaurants, conference facilities, general retail, or future hotels. All of the Project will be subject to existing planning and zoning requirements and to a Covenants and Restrictions document approved by the Parties to be incorporated into the development. To market the property, Developer plans to upgrade Paris Drive (to be renamed) to city-standards, build internal roads for the development, provide for necessary storm water retention, and assure lots have access to utilities. Developer anticipates these infrastructure projects will be completed by June 1, 2020 (the “Completion Deadline”);

**WHEREAS**, the Project is located within the City’s Amended Integrated Economic Development Target Area (the “Area”), and will serve both the Area and the existing Allocation areas in the City;

**WHEREAS**, the Developer is willing to undertake the Project if the RDC and FDC will provide certain financial incentives for the Project as provided in this Agreement;

**WHEREAS**, in order to induce the Developer to undertake the Project, the RDC and FDC are willing to provide financial assistance for the Project in accordance with the terms and conditions provided within this Agreement;

**WHEREAS**, the Project to redevelop and revitalize the Property will: (i) bring additional capital investment to the Area; (ii) return underutilized and vacant space in the Area to its highest and best use; (iii) be of public utility and benefit as measured by the creation and retention of full time jobs; and (iv) increase the level and diversity of the Area's tax base, all of which help to strengthen the economic well-being of the Area and encourage additional growth in the Area; and

**WHEREAS**, entering into this Agreement and providing funds to the Developer to induce it to undertake the Project and continue future Project operations in the Area fosters and encourages economic development, promotes the use of the Property in a manner that best serves the interest of the City and its citizens, and promotes significant opportunities for gainful employment, all of which help the RDC accomplish its statutory purposes.

**NOW THEREFORE**, in consideration of the terms and conditions contained in this Agreement, the RDC, FDC, and the Developer agree as follows:

- 1) **Definitions**. As used in this Agreement, the following terms shall have the below meanings unless the context clearly otherwise requires:

“Approved Plans” shall mean the Plan Packet submitted by the Developer to the Review Panel and reviewed and approved in accordance with the Plan Refinement Process of Section 2, including approvals required by the City of Franklin Department of Planning and Zoning.

“Building Plan” shall mean (a) the Site Plan / Plat for the entire Property, (b) the Construction Design, (c) a written commitment as to the specific name, corporate flag, and specific identification of the hotel end-user; and (d) a written commitment of type of users for lots located within the Property that are not used as a hotel.

“Construction Budget” shall mean a budget projecting the cost of the Project in accordance with the Approved Plans and reflecting Final Completion of the Project by the Developer by the Completion Deadline.

“Approved Plan Change” shall mean a change executed by the Review Panel and the Developer finalizing the inclusion into the Approved Plans of a change proposed in a Change Request by the Developer that is approved by the FDC Review Panel.

“Capital Commitment” for Developer shall mean at least Thirteen Million Dollars (\$13,000,000.00) of Eligible Expenses.

“Change Request” shall mean a written request by the Developer for a change to the Approved Plans.

“Construction Schedule” shall mean a schedule for construction of the Project in accordance with the Approved Plans, which schedule shall reflect Final Completion of the Project by the Developer by the Completion Deadline.

“Eligible Expenditures” means the improvements and costs of the Project listed on Exhibit “A”, attached hereto, and any other costs approved for expenditure. All such

costs must be costs generated by and attributable to third-party vendors. An Eligible Expenditure billed to an Affiliate Entity of Developer will be an Eligible Expenditure to the extent of the third-party cost and not include any mark-up or profit margin for the Developer's Affiliate Entity.

"Final Completion" shall mean that the redevelopment and revitalization of the Property has been substantially completed according to the terms and conditions set forth in the Approved Plans (which shall include each individual parcel included within the Property, specifically including Parcel D, formerly known as the 'Red Carpet Site'), including completion of earthwork, completion of internal roads and other public improvements the out-lots are ready to be marketed and sold, access to all parcels is available.

"Laws" shall mean all applicable federal, state, and local laws, statutes, and/or ordinances, and any applicable governmental or judicial rules, regulations, guidelines, judgments, orders, and/or decrees.

"Project Documents" means the Agreement and the documents referenced in the Agreement to be executed as part of the fulfilling of the Agreement.

"Property" means the real estate and improvements in Franklin, Indiana, depicted on Exhibit "B" attached hereto, and generally includes the following: Parcel A – currently owned by J Enterprises Inn of Nashville, LLC, an affiliate of the Developer wholly owned by Developer's principals; Parcel B – currently owned by Triple T Property Investment, Inc.; Parcel C – currently owned by PAD Commercial, LLC; Parcel D – currently owned by the City of Franklin, Indiana; and Parcel E – currently owned by East King Street, LLC. The Developer is responsible for assembling (owning or otherwise controlling) the parcels, at its cost. With respect to Parcel D (formerly, the 'Red Carpet Site'), the parties agree that the City of Franklin, Indiana will not transfer ownership of this parcel to Developer until the Project's Covenants and Restrictions are approved and recorded with the Recorder of Johnson County, Indiana; during development of the Project, Developer and the City of Franklin will cooperate to reach an agreement that will permit Developer to enter upon and improve the parcel prior to the transfer of ownership.

"Redevelopment Statute" means Ind. Code § 36-7-14 and Ind. Code § 36-7-25 and all related and supplemental statutes as in effect on the Effective Date of this Agreement.

"Required Permits" shall mean all permits required by the Laws, for construction and use of the Project.

"Review Panel" shall mean a committee comprised of the FDC President (or designee), the RDC President (or designee), and the Mayor of the City of Franklin, Indiana (or designee) (the "Review Panel").

"Site Plan" shall mean the overall site development plan for the Property, depicting the positioning of all exterior improvements on the Property as they are planned to exist after the Project is complete, and identifying new exterior improvements or renovations to be accomplished as part of the Project.

“Sources and Uses Statement” shall mean a document illustrating the sources and uses of funding required for the Project, including those amounts which are expected by the Developer to be funded by the RDC and FDC.

“Tenant” shall mean the person(s) and entity(ies) that operate a business as a going concern on the Property under a lease or similar agreement with the Developer. In the event there is no such operator, the term “Tenant” shall mean the Developer.

2. Due Diligence / Plan Refinement Process. Subsequent to the parties’ execution of this Agreement, the Developer shall undertake a comprehensive inspection, analysis, and review of the Property, the Project, and the likely associated schedule and costs.

2.1 Conditions Precedent to Developer Obligations. Developer shall have one hundred twenty (120) days (the “Due Diligence Period”) to examine the Property and determine technical and economic feasibility of the Project. During the Due Diligence Period, Developer may (a) conduct due diligence studies including such physical inspections and other tests, (b) obtain information, analysis, proposals and contracts from contractors, architects, consultants and other experts, examinations, studies, title and survey reviews and appraisals of the Property as Developer shall deem necessary, (c) collect further information on Project schedule and costs, and construction requirements and timing, and other information as needed, (d) pursue any type of zoning, site plan approvals and permits as may be required for Developer to utilize the Property for the Project, (e) acquire leases, operating agreements or other commitments pertaining to operation of the tenant spaces; and (f) determine overall economic feasibility of the Project in Developer’s exclusive discretion. Developer may in its sole discretion and for any reason determine that the Project is not feasible or that Developer no longer desires to proceed with the Project and terminate this Agreement without liability or penalty at any time prior to the conclusion of the Due Diligence Period.

2.2. Exclusivity of Dealing. During the Due Diligence Period and any extensions, the RDC and FDC will deal exclusively with the Developer relative to the Property, and will not solicit, accept, or consider other proposals. However, the parties acknowledge that as to Parcel D, currently owned by the City of Franklin, Indiana, an existing agreement exists between the City of Franklin, Indiana and Triple T Property Investments, Inc. that provides, among other things, that the parcel may be transferred to Triple T Property Investments, Inc. under certain conditions, and the parties understand that the City of Franklin, Indiana is bound to honor said agreement until and unless assigned to Developer or released, which may require Developer to enter into an agreement with both Triple T Property Investment, Inc. and the City of Franklin, Indiana relative to ownership and control of this Parcel D.

2.3. Extension of Due Diligence Period. Developer shall have the option and right to extend the Due Diligence Period past one hundred twenty (120) days for an initial extension period of sixty (60) days provided the Plan Packet has been submitted to the Review Panel, and a second extension period of sixty (60) days, provided Construction Plans have been submitted for state building permit approval.

2.4. Plan Packet. Within sixty (60) days of the Effective Date, the Developer shall submit its proposed Building Plan, Construction Schedule, Construction Budget, and Sources

and Uses Statement (all of which constitute the "Plan Packet") to the Review Panel for review and approval. The Review Panel shall, after consultation with the Developer, provide notice of its approval or disapproval of the Plan Packet within ten (10) calendar days after receipt of the Plan Packet from the Developer. The Review Panel, in its sole and absolute discretion, may exercise reasonable discretion in approving or disapproving the Plan Packet, consistent with this Agreement, the Covenants and Restrictions, and the building permit and zoning requirements. If the Review Panel disapproves of the Plan Packet, the Developer and the Review Panel shall meet to discuss the Review Panel's concerns and options for modifying the Plan Packet to make it acceptable to the Review Panel.

2.5. Conduct of the Review Panel. Any Plan Packet Change Request submitted by the Developer shall be reviewed by the Review Panel, which may utilize the services of architects, engineers, and other persons possessing design expertise and experience in evaluating the Plan Packet and any Plan Packet Change Request. No presumption of any conflict of interest or impropriety shall be drawn or assumed by virtue of the fact that any of such consultants are affiliated with the RDC or FDC.

2.6. The Developer and Review Panel will work together to refine the Plan Packet, and if modifications to this Agreement are required, will advise the FDC and RDC of same, and cooperate in their efforts to reach a mutually agreeable modification of this Agreement.

2.7. Unless otherwise mutually agreed, the Plan Packet shall be completed, reviewed, and approved before the end of the Due Diligence Period, and if not, either party may terminate this Agreement.

2.8. Upon unanimous approval of the Plan Packet by the Review Panel, the Plan Packet will be deemed the Approved Plans (as hereinafter defined). If Parcel D (the Red Carpet site) is assigned to Developer, then approval of Plan Packet under the terms of this Agreement will also constitute approval of the development plan provided for in the City/Triple T agreement that pertains to Parcel D; in other words, the Developer is only required to submit one development plan for the entire Property (including all the Parcels), and will not be required to submit a separate development plan for Parcel D.

2.9. Plan Changes. If the Developer desires to make any material change to the Plan Packet, then it shall submit a "Plan Packet Change Request" to the Review Panel for review and approval. For purposes of this paragraph, a "material change" shall mean any change that deviates from the approved Site Plan, which shall be determined in the reasonable discretion of the Review Panel. Within ten (10) calendar days after the receiving a Plan Packet Change Request, the Review Panel shall deliver to the Developer written notice that it approves or rejects the Plan Packet Change Request; provided that: (i) the Review Panel shall not withhold its approval unreasonably; and (ii) if the Review Panel rejects all or any part of the Plan Packet Change Request, then such notice shall: (A) specify the part or parts that the Review Panel is rejecting; and (B) include the specific basis for such rejection. If the Review Panel approves a Plan Packet Change Request, then the Review Panel and the Developer shall execute a Plan Change. The Review Panel's failure to timely approve or disapprove of any Plan Change Request shall be deemed an approval so long as such request(s) for approval expressly note(s) the Review Panel's time for response therein

and that failure to timely respond is deemed approval. If not cured after written notice and reasonable opportunity during the term of this Agreement, material changes to the Approved Plans that are not identified in a Plan Packet Change approved by the Review Panel, may be deemed by the Review Panel to be a breach hereunder.

2.10. No Representations. Neither the RDC nor the FDC, nor any officer, employee, contractor, or agent thereof, shall be responsible in any way for any defects in the Approved Plans, or for any defects in any work done according thereto. Further, neither the RDC nor FDC makes, and shall not be deemed by virtue of any action of approval or disapproval taken by either to have made, any representation or warranty as to the suitability or advisability of the Approved Plans or their compliance with any Laws.

2.11. Required Permits. The Developer acknowledges that this Plan Refinement Process and the Plan Review Process is in addition to, and not in lieu of, any plan review or Required Permits required under applicable Laws, and it shall not be deemed a warranty or representation of any kind by the RDC or FDC or City that the Approved Plans comply with, or are approved under, applicable Laws. The Developer acknowledges that RDC and FDC and City cannot (and do not) guarantee that the Developer will be able to obtain the Required Permits or obtain the required approvals necessary from Local Zoning and/or statement requirements. Any changes sought by the Review Panel will be consistent with specifications to obtain Required Permits, and the Review Panel shall approve reasonable Plan Change Requests as needed to reflect any changes needed to obtain permits. The Developer shall be required to obtain all required approvals, permits, and reviews of the City of Franklin Department of Planning and Zoning before the plans are considered "approved", as defined in Section 1.

3. Purchase or Control of Entirety of Property. If Developer elects to proceed at the conclusion of the Due Diligence Period (or earlier), Developer will purchase or obtain control of the entirety of the Property, either directly or through an intermediary entity wholly owned by the Developer's principals. Developer will provide the RDC and FDC with a copy of all recorded deeds as soon as practicable after the closing. Developer acknowledges that neither the RDC nor FDC nor BOW has responsibility under this Agreement to assist Developer in the acquisition of ownership or control of the various parcels, other than as agreed relative to Parcel "D". Otherwise, assemblage of the parcels is the Developer's sole responsibility.

4. TIF Incentive. Subsequent to receipt of Developer's documentation evidencing it has acquired ownership or control of the entirety of the Property and subsequent to the approval of the Approved Plans (which will include the specific type, name, corporate flag, and specific identification of the hotel end-user), the RDC agrees to grant Five Hundred Sixty Thousand Dollars (\$560,000.00) (the "TIF Incentive") to the FDC, acting in its capacity as a neighborhood development corporation, for it to deposit into the Escrow Account discussed below and expend on Eligible Expenditures in order to construct, rehabilitate, or repair the Property. The FDC agrees to expend the TIF Incentive for the Project expenses consistent with this Agreement. The disbursement procedures described below in Paragraph 5.2 will govern disbursements

5. Escrow Account. Upon receipt of the TIF Incentive, the FDC shall deposit same (the "Escrowed Funds") into an interest bearing escrow account, which may be invested only in

secure investments approved by both the RDC, FDC, and the Developer, to be held by an escrow agent to be subsequently agreed to by the Parties (the "Escrow Agent"), pursuant to a mutually agreeable escrow and control agreement (the substantially complete form of which is attached as Exhibit "D") to be executed by the RDC, FDC, the Developer, and Escrow Agent at Closing.

5.1. Security Interest in Escrow Account / Mortgage on Property. In order to secure the Developer's obligations under the terms of this Agreement:

5.1.1. Developer agrees to execute and deliver to the RDC a promissory note, payable on demand, to be secured by the mortgage referenced below (the substantially complete forms of the promissory note and mortgage are attached as Exhibits "E" and "F", respectively) in favor of the RDC to secure the Developer's performance under the terms of this Agreement, the RDC's \$560,000.00 investment in same. Upon a demand made for payment, the Developer will replenish the Escrow Account by depositing the requested funds with the Escrow Agent, or, at the RDC's election, by paying same directly to the RDC.

5.1.2. The Developer agrees to grant and convey to the RDC and FDC a security interest in the Escrow Account and Escrowed Funds in the amount of Five Hundred Sixty Thousand Dollars (\$560,000.00) (the Secured Amount); and

5.1.3. The Developer agrees to grant and convey to the RDC a first priority mortgage against Parcel D (the former Red Carpet Site) in favor of the RDC.

5.2. Disbursement of Funds. Subject to Section 5.3 below concerning the Completion Deadline, the FDC's Escrowed Funds shall be disbursed only upon written approval by the RDC, FDC, and the Developer as follows, and upon satisfaction of the disbursement conditions below:

5.2.1. Disbursements from the Escrow Account shall only be for expenses incurred or paid for Eligible Expenditures consistent with the Approved Building Plan, unless otherwise approved by the RDC and FDC. Subject to the terms of this Agreement, disbursements may be made to the Developer as reimbursements for Eligible Expenditures paid by it to third-party vendors. Eligible Expenditures include costs incurred both before and after Closing.

5.2.2. To obtain the RDC and FDC's approval for a disbursement of funds, the Developer shall submit to the FDC a written request for disbursement of funds accompanied by a copy of an invoice from a third-party vendor documenting the Eligible Expenditure eligible for payment or reimbursement and a payment request form (collectively, "Payment Request"), and the original Payment Request shall be delivered to the FDC in care of its President, the FDC's Attorney, and the City's Community Development Director. In the event the Payment Request is for a reimbursement to the Developer for Eligible Expenditures paid by Developer (or paid for by an Affiliate Entity of Developer) to a third-party vendor, the Payment Request shall include a copy of a cancelled check, receipt, or other evidence of such payment to the third-party vendor. A certification by the Developer of payment shall constitute evidence of payment for invoices under Ten Thousand Dollars (\$10,000.00). The copies of the Payment Request may be delivered via email.

5.2.3. Each Payment Request from the Developer is subject to the reasonable review and approval of the RDC and FDC and must include a certified statement from the Developer that the Eligible Expenditure was incurred for the redevelopment and revitalization of the Property, that the amount requested to be paid for the Eligible Expenditure is believed reasonable for the goods and/or services provided, that the goods or services referenced in the Payment Request have been received by the Developer, and that no part of the Payment Request was included in any prior Payment Request.

5.2.4. As part of each Payment Request by a general contractor after the first Payment Request, the Developer shall also provide executed lien waivers from the general contractor that issued the invoices included in the prior Payment Request, evidencing that such prior invoices have been paid. Lien waivers will not be required if (a) Developer utilizes a no lien contract for the Project, or (b) if the vendor or contractor has no lien rights, or (c) the amount of the cost or invoice is under ten thousand dollars (\$10,000). [The RDC, FDC, and Developer will establish a procedure for processing partial payments and/or handling a dispute with a contractor.]

5.2.5. The RDC and FDC or their representative may inspect the Property to sufficiently confirm the accuracy of the statements and representations made in connection with the Payment Request.

5.2.6. No Event of Default shall have occurred and remain uncured under this Agreement.

5.2.7. Limit on Frequency of Payment Requests. Unless otherwise agreed to by the FDC, Payment Requests shall be reviewed and approved once a month in accordance with the FDC's normal monthly claims approval process. Provided a proper Payment Request is executed and delivered at least seven days prior to the FDC's regular monthly meeting, the FDC will consider the Payment Request at such regular monthly meeting.

5.2.8. Developer's Election to Direct Escrow Monies to Liquor Store Demolition: The Developer may elect to direct up to Two Hundred Fifty Thousand Dollars (\$250,000.00) of the Escrowed monies to partially offset the cost of purchasing, demolishing, cleaning, and otherwise preparing Parcel E (the southernmost parcel of the Property) for redevelopment, and upon a jointly-issued disbursement request from the RDC, FDC, and Developer to the Escrow Agent, an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) may be withdrawn from the Escrow Account and delivered to Developer for this Parcel E work.

5.2.9. Developer must be in compliance with all local, state, and federal requirements, including, but not limited to, all state and local zoning, building, and development regulations, including permitting and code enforcement.

5.3. Completion Deadline. Notwithstanding any other provision of this Agreement to the contrary, in the event any Escrowed Funds remain unexpended on the Completion Deadline, such remaining Escrowed Funds shall be immediately disbursed by the



8. Restrictions on Tax Abatement, Tax-Exempt Treatment and Tax Increment Financing as to Parcel D. Developer covenants and agrees that until the 25<sup>th</sup> anniversary of the Effective Date of this Agreement, neither Developer nor any successor interest holder in or to Parcel D (the former Red Carpet site) (including, without limitation, any tenants) shall seek to have Parcel D, or any portion thereof, be exempt from real estate taxes or seek to have the real estate taxes assessed abated. For the avoidance of doubt, the foregoing restriction shall apply regardless of whether such party is entitled to any tax abatement or reduction as a matter of their tax status (e.g. 501(c)(3) entities) or otherwise. In the event of a breach of this paragraph, Developer shall be required to pay to the RDC payments-in-lieu of taxes equal to what the property taxes otherwise would have been, unless prior written consent of the RDC is obtained. Further, the parties acknowledge that Parcel D, by prior agreement between the BOW and Johnson County Government, will not be included within an allocation area for purposes of collecting tax increment. The parties further agree to deed restrictions relative to these specific restrictions, whether in the recorded Covenants and Restrictions or otherwise.

9. Representations and Warranties of Developer. The Developer represents and warrants to the RDC and FDC as follows:

9.1. It is duly organized and validly existing under the laws of the State of Indiana, and the Agreement is the legal, valid, and binding obligation and enforceable against it in accordance with its terms.

9.2. The execution, delivery, and performance by the Developer of the Agreement are within its corporate or entity powers, have been duly authorized by all necessary corporate or entity action, and do not (i) conflict with, or result in a breach of, any provision of its Articles of Incorporation and Bylaws, or similar entity documents; (ii) require any approval or consent of any other person (including, without limitation, any shareholder); (iii) contravene any law, rule, or regulation of the State of Indiana or of the United States, or any order, writ, judgment, injunction, decree, determination, or award presently in effect that affects or binds it or any of its properties; (iv) conflict with or result in a breach of or default under any indenture, loan, credit agreement, or any other agreement or instrument to which it is a party in respect of indebtedness for money borrowed; or (v) result in the creation or imposition of any lien, security interest, or other charge or encumbrance upon any of its properties pursuant to any such indenture, agreement, or instrument, except pursuant to or as permitted by the Agreement.

9.3. It has received no notice of any action, suit, or proceeding at law or equity, or before or by any federal, state, local, or other governmental departments, commission, board, bureau, agency, or instrumentality, domestic or foreign, pending or threatened against it or its properties that, if determined adversely, would be a material adverse occurrence, and it is not in default with respect to any final judgment, writ, injunction, decree, rule, or regulation of any court or federal, state, local, or other governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, that constitutes a material adverse occurrence.

10. Additional Duties of the Developer. The Developer agrees that until Final Completion, it shall:

10.1. Promptly pay and discharge all taxes, assessments and governmental charges which may be lawfully levied, assessed or imposed upon the Property, or upon the Developer's income or profits, and all lawful and undisputed claims for labor, material and services which, if unpaid, might become a lien or charge against the Property. In the event of a good faith dispute as to a claim for labor, material or service, Developer retains its rights to withhold such payment and dispute the amount, and to provide the FDC with assurance of protection of the Property from a lien or charge against the Property;

10.2. Permit with reasonable notice any authorized representative of the FDC or the City, including but not limited to its attorneys and inspectors, to enter upon and inspect and examine the Property at reasonable times during normal business hours utilizing safe construction area precautions;

10.3. Give prompt written notice to the FDC of any process or action taken or pending whereby a third-party is asserting a material claim against the Developer or any of its assets;

10.4. Pay when due all liabilities, including trade accounts, in accordance with regular terms, except for claims contested in good faith by appropriate proceedings and

10.5. Comply with all local, state, and federal requirements, including, but not limited to, all state and local zoning, building, and development regulations, including permitting and code enforcement.

11. Representations, Warranties, and Covenants of the RDC and FDC and BOW.

11.1. The RDC and FDC represent and warrant, subject to all applicable legal requirements, as of the date hereof, that (i) they have the requisite power, right and legal authority to execute, deliver and perform their obligations under this Agreement and have taken all action necessary to authorize the execution, delivery, performance and observance of their obligations under this Agreement, and (ii) this Agreement, when executed and delivered by duly authorized representatives of the RDC and FDC, will constitute the legal, valid and binding obligation of the RDC and FDC, enforceable against the RDC and FDC in accordance with its terms. The BOW warrants that it has title to Parcel D but that said Parcel is subject to an agreement with Tripe T Property Investment, Inc., as referenced in Section 2.2.

11.2. The RDC and FDC covenant and agree to take or cause to be taken (and shall cooperate with the Developer to enable it to take or cause to be taken) all actions reasonably necessary under statutes, regulations and rules applicable to the Project, and to execute and deliver or cause to be executed and delivered such documents as may be reasonably necessary under such statutes, regulations and rules, to assist and permit the Developer to undertake and complete the Project.

12. Events of Default.

12.1. Any one (1) or more of the following shall constitute an "Event of Default" hereunder:

12.1.1. Dissolution, liquidation, or termination of the business of the Developer; assignment by the Developer for the benefit of its creditors; appointment of a receiver or a trustee for the Developer or any of their assets, which appointment is consented to or, if not consented to, is not removed or discharged within sixty (60) days after such appointment; or the filing by the Developer of a petition for relief under the United States Bankruptcy Code, which petition is consented to, or, if involuntary, remains un-dismissed for sixty (60) days after such filing; and

12.1.2. The initiation of any action or proceeding by any federal, state or local governmental department, agency or instrumentality to seize any assets of the Developer, including but not limited to the Property pursuant to 18 U.S.C. Sec. 1963, 21 U.S.C. Sec. 853, 21 U.S.C. Sec. 881, I.C. 34-24-1-1 et seq. or any similar federal, state or local laws and/or regulations as such laws or regulations may be amended, modified or supplemented from time to time.

12.1.3. Material breach of a duty or obligation imposed by the terms of this agreement.

13. Suspension of Obligations Upon Uncured Event of Default.

13.1. Upon an uncured Event of Default by Developer hereunder, the FDC may suspend its obligation to fund any further payments or approve any disbursements otherwise provided for hereunder.

13.2. Upon an uncured Event of Default by the RDC or FDC hereunder, Developer may suspend its obligation to perform under the terms of the parties' agreement.

14. Mutual Assistance. The parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the case of the RDC, the adoption of resolutions), copies of which will be provided to all parties, as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement, and to aid and assist each other in carrying out said terms, provisions and intent.

15. Submission Of Disagreements To Mediation. In the event the Parties disagree as to any material matter (such as but not limited to whether a default has occurred, whether one Party has a duty to act or a duty to refrain from acting, or whether an ambiguity exists as to the scope and terms of the Parties' agreements), the dispute will be submitted to non-binding mediation under the Indiana rules of alternative dispute resolution.

16. Breach. Before any failure of any party of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform such obligation and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining party within thirty (30) days of the receipt of such notice. If after said notice, the breaching party fails to cure the breach, the non-breaching party may seek any remedy available at law or equity, subject

however to compulsory non-binding mediation.

17. Remedies and Boilerplate. All remedies shall be reasonably tailored to alleviate actual damage, and not cause forfeiture of value nor a loss to one Party disproportionate to the amount required to remedy actual harm to the other Party. Protective boilerplate provisions will be interpreted to be bilateral.

18. Cumulative Rights and Remedies. All rights and remedies of the Parties herein specified are cumulative and in addition to, and not in limitation of, any rights and remedies that the Parties may have pursuant to the Project Agreement, by law or in equity, or otherwise.

19. Notices. All notices required or permitted to be given hereunder shall be in writing and delivered either in person, by a nationally recognized overnight delivery carrier, or by certified mail, return receipt requested, with additional copy delivered by email, if such delivery information is known by the sender, to the parties at their respective addresses set forth below, or at such other address as notice of which may have been given to the other party.

To the RDC:

Franklin Redevelopment Commission  
c/o President  
70 East Monroe Street  
Franklin, Indiana 46131  
Phone No: 317-736-3631  
Email: [klinke@franklin.in.gov](mailto:klinke@franklin.in.gov)

To Developer:

Franklin Gateway Development, LLC  
Attn: Janeen M. Sprague  
430 2<sup>nd</sup> Street  
Columbus IN 47201  
Phone No: 812-379-2173

To the FDC:

Franklin Development Corporation  
c/o Community Development Director  
70 East Monroe Street  
Franklin, Indiana 46131  
Phone No: 317-736-3631  
Email: [klinke@franklin.in.gov](mailto:klinke@franklin.in.gov)

To the BOW

Board of Public Works and Safety  
c/o Mayor, City of Franklin  
70 East Monroe Street  
Franklin Indiana 46131  
Phone No.: 317-736-3631

Any notice given in accordance with this Section shall be deemed to have been duly given or delivered: a) on the date the same is personally delivered to the recipient as evidenced by a duly acknowledged written receipt, b) on the date the same is received by the recipient as evidenced by the returned postal receipt, c) on the date the recipient delivers a non-automated email message acknowledging receipt of the notice by email or otherwise, or d) on the date following the day the notice is timely delivered to a nationally recognized overnight delivery carrier for delivery on the next business day.

## 20. Miscellaneous.

20.1. Entire Agreement. This Agreement, together with all agreements referenced herein and any other certificates and documents executed in conjunction herewith, constitutes the entire agreement of the parties and supersedes any and all prior agreements, arrangements, and understandings relating to the subject matter hereof. All recitals herein and exhibits, schedules and related agreements attached hereto are incorporated herein by this reference and expressly made a part of this Agreement. Neither this Agreement, nor any term hereof, may be changed, modified, altered, waived, discharged, or terminated, except by written instrument.

20.2. Binding Agreement. This Agreement shall bind and inure to the benefit of the parties and their respective legal representatives, heirs, successors, and assigns.

20.3. Other Entities. The EDA with Developer will be non-assignable by Developer without the consent of the RDC and FDC and BOW. The RDC and FDC agree that Developer may enter agreements with and utilize or partner with other entities which are wholly owned by Developer, or wholly owned by Developer and its owners, (such entities known as "Affiliate Entities" to (a) work on the Project development, (b) hold the Property title and serve as lessor of the Property, and (c) hold the hotel and/or housing assets and operate the business located on the Property. Developer will remain responsible under the EDA for the completion of all duties imposed under the EDA. Developer may form a subsidiary LLC to accept and own title to the Property at Closing and this entity may later operate as the owner and lessor of the Property when it is occupied. Developer and its owners may also form and work with other affiliated entities to assist with the Project development.

20.4. Duplicates. This Agreement shall be executed in at least three (3) duplicates, with at least one originally executed version for each party. This Agreement may be executed in any number of counterparts, but all of such counterparts together shall constitute one and the same Agreement. For purposes of this Agreement, signatures by facsimile (including e-mail with a .pdf copy of the executed instrument attached) shall be binding to the same extent as original signatures. When a counterpart is delivered by facsimile, the original shall be delivered promptly after delivery of the facsimile counterpart.

20.5. Headings. The section headings and titles herein are solely for the convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

20.6. Amendment. Neither this Agreement, nor any term hereof, may be changed, modified, altered, waived, discharged, or terminated, except by written instrument.

20.7. No Waiver Provision. Except as expressly set forth herein to the contrary, no waiver of any provision of this Agreement shall be deemed to have been made unless expressed in writing and signed by the party charged therewith. Failure to insist upon strict adherence to any term of this Agreement shall not be considered a waiver or deprive that party of the right thereafter to insist upon strict adherence to that term or any other term of this Agreement.

20.8. Time of Essence. Time is of the essence in this Agreement. The parties shall have the right to treat all time deadlines contained or referenced in this Agreement as material and to exercise such remedies as may be provided in this Agreement, at law, in equity, or otherwise, in the event such time deadlines are not met.

20.9. Computation of Time. In computing a time period prescribed in this Agreement, the day of the act or event shall not be counted. All subsequent days, including intervening weekend days and holidays, shall be counted in the period. The last day of the period so computed is to be included unless it is a weekend day or a legal holiday under Indiana law, in which case the period shall be extended to the next day that is not a weekend day or legal holiday.

20.10. Severability. If any provision of this Agreement is found to be invalid, illegal, or unenforceable, the balance of this Agreement shall remain in full force and effect, and if any provision herein is held to be inapplicable to any person or circumstance, it shall nevertheless remain applicable to all other persons and circumstances, unless the result thereof would result in an unjust modification of the balance of rights and obligations hereunder.

20.11. Governing Law. This Agreement shall be governed by and construed exclusively in accordance with the laws of Johnson County and the State of Indiana. The Parties hereto: (a) irrevocably consent to the exclusive jurisdiction of the courts of the State of Indiana; and (b) irrevocably waive any and all objections to such consents. Each party shall be responsible for its own legal expenses for review of this Agreement or in pursuit of any claim related to or arising under it.

20.12. Consents. No consent, agreement, or approval shall be effective unless in writing signed by the party from whom such consent, agreement, or approval is required.

20.13. Interpretation. The Agreement shall be liberally construed to accomplish the intent and purpose of the Agreement. When applicable, use of the singular form of any word shall mean or apply to the plural, and the use of the masculine form of any word shall mean or apply to the feminine, and vice versa.

20.14. No Agent Liability. No official, director, officer, employee or agent of the RDC or FDC or BOW shall be charged personally by Developer, its employees or agents, with any liabilities or be held personally liable to Developer under any term or provision of this Agreement or because of the execution by such party of this Agreement or because of any default by such party hereunder. No official, director, officer, employee or agent of Developer, its employees or agents, or Affiliate Entities, shall be charged personally with any liabilities by the RDC or the FDC or the BOW or be held personally liable to the RDC or the FDC or the BOW under any term or provision of this Agreement or because of the execution by such party of this Agreement or because of any default by such party hereunder.

20.15. Review by Counsel. The parties acknowledge that each has had the opportunity to be represented by counsel in this matter, and, for purposes of the rule of

contract interpretation that construes a document against its drafter, the parties agree that neither party nor its counsel shall be considered the drafter hereof.

20.16. No Third-Party Benefit. Nothing herein expressed or implied is intended to confer on any person other than the parties hereto or their respective successors, assigns, and legal representatives, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

20.17. Additional Documents. The parties hereto shall execute and deliver any and all consents, releases, authorizations, transfers and other documents as may be reasonably required to carry out the provisions of this Agreement and to fully accomplish its purposes and intents.

20.18. No Partnership/Joint Venture. It is hereby acknowledged by the RDC, FDC, BOW, and Developer that the relationship between and among them created hereby and by any other document executed in connection with this Agreement is that of donor and donee, and is not intended to be and shall not in any way be construed to be that of a partnership, a joint venture or that of principal and agent.

20.19. Force Majeure. Each party shall be excused for any delay in performing any of its obligations under this Agreement, if such delay is caused by an event of Force Majeure. "Force Majeure" shall mean any act of God; any accident (including equipment failure, HVAC failure or electricity outage for extended periods of time, destruction or damage to equipment not caused by the party relying upon such circumstance or event); any explosion; any fire, flood, ice, earthquake, lightning, tornado or other severe weather condition or calamity; any civil disturbance, labor dispute or labor or material shortage; any sabotage or act (or specific, imminent threatened act) of terrorism; any act of a public enemy, uprising, insurrection, civil unrest, war or rebellion; or any action or restraint by court order or public or governmental authority or lawfully established civilian authorities. In an event of Force Majeure, an extension of time equal to one day for each day of delay due to Force Majeure shall be provided.



IN WITNESS WHEREOF, the RDC, FDC, and Developer have caused this Agreement to be executed by their authorized officers and/or representatives, all as of the date first above-written.

**Developer**

Franklin Gateway Development, LLC  
By: Janeen M. Sprague  
Printed: Janeen M. Sprague  
Title: Managing Member

**CITY OF FRANKLIN, BY AND THROUGH THE  
FRANKLIN REDEVELOPMENT COMMISSION**

By: Robert D. Heuchan  
Robert D. Heuchan, President

By: Brian J. Deppe  
Brian J. Deppe, Secretary

**Franklin Development Corporation**

By: Jeffrey R. Mercer  
Jeffrey R. Mercer, President

By: Kim Minton  
Kim Minton, Secretary

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY,  
THAT I HAVE TAKEN REASONABLE CARE TO REDACT  
EACH SOCIAL SECURITY NUMBER IN THIS  
DOCUMENT, UNLESS REQUIRED BY LAW"

NAME

Janeen M. Sprague

**CITY OF FRANKLIN, BY AND THROUGH THE  
BOARD OF PUBLIC WORKS AND SAFETY**

By: Shirley Burt  
By: Bob Campbell  
By: Melissa Lyons

Exhibit "A"

Description and Itemization of "Eligible Expenditures"

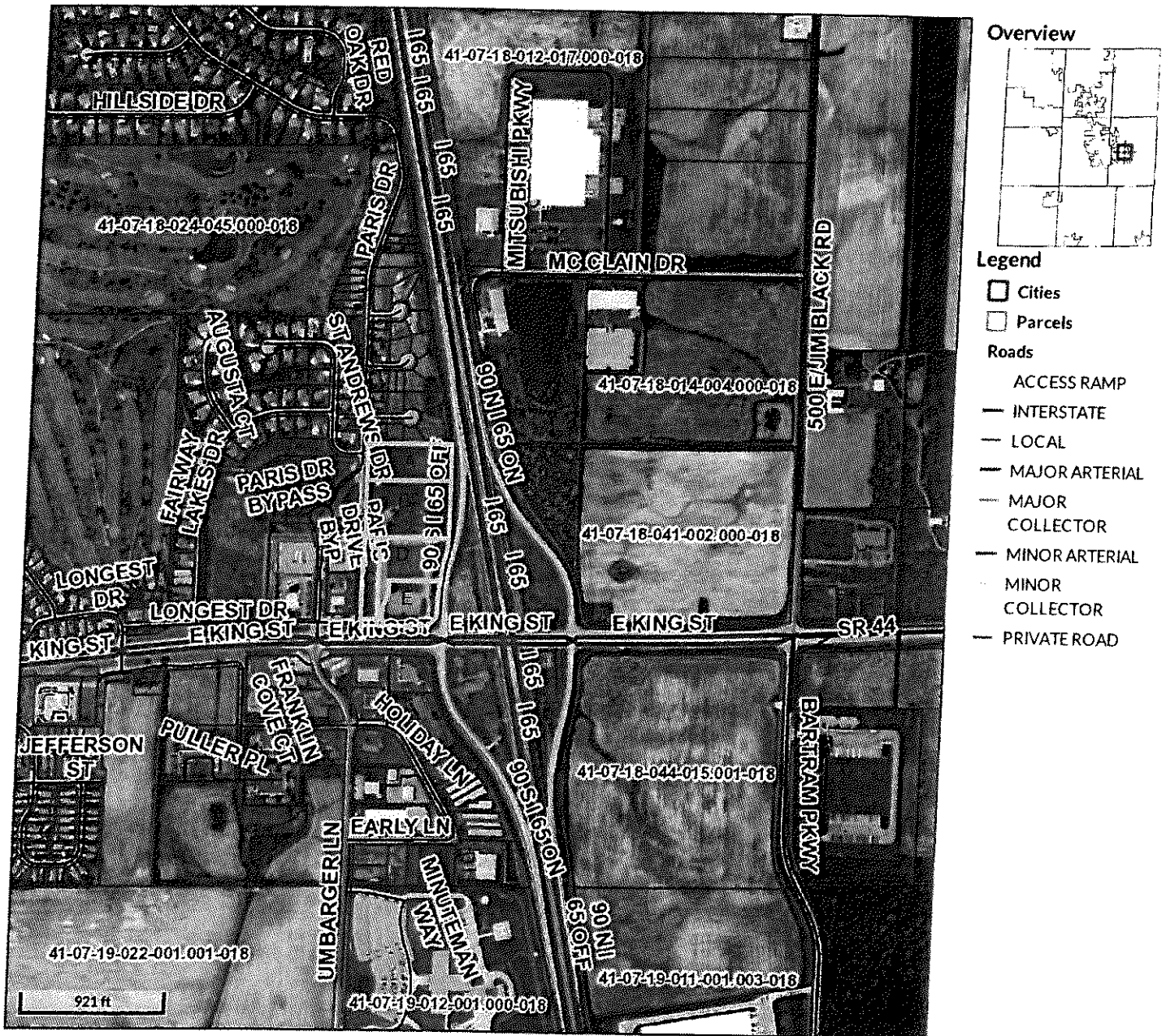
**Sitework, including demolition**

**Roadway Design/Construction**

**Parking Design/Construction**

**Building Design/Construction**

# Beacon™ Johnson County, IN



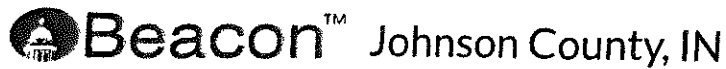
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## Summary

**Parcel ID** 41-07-18-042-001.000-018  
**Tax ID**  
**Section Plat** S18  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 4154002 - I65 & 44 Westside Interchange  
**Property Address** 363 Paris Dr  
 Franklin, IN 46131  
**Legal Description** W SE S18 T12 R5  
 (Note: Not to be used on legal documents)  
**Acreage** 2.7  
**Class** Com Vacant land  
**Tax District/Area** 018 - FRANKLIN CITY - NEEDHAM TWP

## Owners

**Deeded Owner**  
 J Enterprises Inn Of Nashville, LLC  
 430 2ND ST  
 COLUMBUS, IN 47201

## Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
UNDEVELOPED USABLE			2.700			1.00	1.00	

## Farm Land Computations

Parcel Acreage	2.7
81 Legal Drain NV [-]	
82 Public Roads NV [-]	
83 UT Towers NV [-]	
9 Homesite(s) [-]	
Total Acres Farmland	
True Tax Value	
Measured Acres	0
Average True Tax Value/Acre	
True Tax Value Farmland	
Classified Land Total	
Homesite(s) Value (+)	
Total Land Value	112,800.00

## Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
6/27/2017	TRIPLE T PROPERTY INVESTMENTS, INC			\$708,750.00

## Valuation

Assessment Year	01/01/2018
Reason for Change	Annual
VALUATION (Assessed Value)	
Land	\$112,800
Improvements	\$0
Total	\$112,800
VALUATION (True Tax Value)	
Land	\$112,800
Improvements	\$0
Total	\$112,800

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**Apply for Mortgage Deduction**

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**No data available for the following modules:** Residential Dwellings, Improvements, Transfer History, Deductions, Tax History, Payments.

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### Summary

**Parcel ID** 41-07-18-042-011.000-018  
**Tax ID** 4100 18 01 006/00  
**Section Plat** S18  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 4154002 - I65 & 44 Westside Interchange  
**Property Address** Paris Dr  
Franklin, IN 46131  
**Legal Description** W SE S18 T12 R5  
(Note: Not to be used on legal documents)  
**Acreage** 4.04  
**Class** Com Vacant land  
**Tax District/Area** 018 - FRANKLIN CITY - NEEDHAM TWP

### Owners

**Deeded Owner**  
Triple T Property Investments, Inc  
ATTN: JENNIFER THOMPSON  
675 DELMAR AVE SE  
ATLANTA, GA 30312

### Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
UNDEVELOPED USABLE			4.040			1.00	1.00	146,884

### Farm Land Computations

Parcel Acreage	4.04
81 Legal Drain NV [-]	
82 Public Roads NV [-]	
83 UT Towers NV [-]	
9 Homesite(s) [-]	
Total Acres Farmland	
True Tax Value	0.00
Measured Acres	0
Average True Tax Value/Acre	0.00
True Tax Value Farmland	0.00
Classified Land Total	0
Homesite(s) Value (+)	0.00
Total Land Value	145,000.00

### Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
6/27/2017	THOMPSON FARMS INC			\$0.00
6/27/2017	TRIPLE T PROPERTY INVESTMENTS, INC			\$0.00
2/23/2012	FIRST BANK RICHMOND NA			\$0.00
10/4/2010	CONOVER LLC			\$0.00
5/14/2007	PALMETTO LLC			\$0.00
5/14/2007	FIRST BANK OF RICHMOND NA		2007/012810	\$0.00
7/11/2000	FLAHERTY MICHAEL J & LESLIE A		2007/012811	\$520,000.00
7/6/1994	LEES INN OF AMERICA INC			\$0.00
			277/440	\$0.00

### Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
60782	6/27/2017	Split Property	CORPORATE DEED	2017016364			TRIPLE T PROPERTY INVESTMENTS, INC	TRIPLE T PROPERTY INVESTMENTS, INC
60779	6/27/2017	Change Ownership	CORPORATE DEED	2017016364			THOMPSON FARMS INC	TRIPLE T PROPERTY INVESTMENTS, INC
24965	2/23/2012	Combine Property	WARRANTY DEED	2012004323			FIRST BANK RICHMOND NA	THOMPSON FARMS INC
19962	10/4/2010	Change Ownership	FORECLOSURE	2011008070			CONOVER LLC	FIRST BANK RICHMOND NA

### Valuation

Assessment Year		01/01/2018	01/01/2017	01/01/2016	03/01/2015	03/01/2014
Reason for Change		Annual	Annual	Annual	Annual	Annual
VALUATION (Assessed Value)	Land Improvements	\$145,000 \$0	\$204,400 \$0	\$204,400 \$0	\$204,400 \$0	\$204,400 \$0
	Total	\$145,000	\$204,400	\$204,400	\$204,400	\$204,400
VALUATION (True Tax Value)	Land Improvements	\$145,000 \$0	\$204,400 \$0	\$204,400 \$0	\$204,400 \$0	\$204,400 \$0
	Total	\$145,000	\$204,400	\$204,400	\$204,400	\$204,400

### Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

Detail: Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$3,066.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$3,066.00	\$3,066.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$3,066.00	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$3,066.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.25	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2015 Pay 2016	Property Tax Detail	Penalty	1st Installment Penalty	\$153.30	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$3,066.00	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$3,066.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$0.63	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$3,066.00	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$3,066.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.10	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$2.40	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$1,533.00	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$1,533.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$1,533.00	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$1,533.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$403.50	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$403.50	
2012 Pay 2013	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$40.35	
2012 Pay 2013	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$40.35	

**Total:**

Tax Year	Amount	Bal Due
2017 Pay 2018	\$6,144.50	\$3,066.00
2016 Pay 2017	\$6,145.75	
2015 Pay 2016	\$6,298.43	
2014 Pay 2015	\$6,144.50	
2013 Pay 2014	\$3,076.00	
2012 Pay 2013	\$3,974.70	

**Payments**

**Detail:**

Tax Year	Effective Payment Date	Amount
2017 Pay 2018	5/10/2018	\$3,078.50
2016 Pay 2017	11/13/2017	\$13.75
2016 Pay 2017	7/26/2017	\$3,066.00
2016 Pay 2017	5/10/2017	\$3,066.00
2015 Pay 2016	11/10/2016	\$3,066.00
2015 Pay 2016	6/6/2016	\$3,232.43
2014 Pay 2015	8/3/2015	\$2.40
2014 Pay 2015	5/11/2015	\$3,066.00
2014 Pay 2015	5/11/2015	\$3,076.10



<b>Tax Year</b>	<b>Effective Payment Date</b>	<b>Amount</b>
2013 Pay 2014	5/12/2014	\$1,543.00
2013 Pay 2014	5/12/2014	\$1,533.00

**Total:**

<b>Tax Year</b>	<b>Amount</b>
2017 Pay 2018	\$3,078.50
2016 Pay 2017	\$6,145.75
2015 Pay 2016	\$6,298.43
2014 Pay 2015	\$6,144.50
2013 Pay 2014	\$3,076.00

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### Summary

**Parcel ID** 41-07-18-031-010.000-018  
**Tax ID** 4100 18 01 007/00  
**Section Plat** S18  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 4154002 - I65 & 44 Westside Interchange  
**Property Address** E King St  
Franklin, IN 46131  
**Legal Description** W SE S18 T12 R5 TRACT A  
(Note: Not to be used on legal documents)  
**Acreage** 1.064  
**Class** Com Vacant land  
**Tax District/Area** 018 - FRANKLIN CITY - NEEDHAM TWP

### Owners

**Deeded Owner**  
Pad Commercial LLC  
7502 S SUSAN LN  
TRAFALGAR, IN 46181

### Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
UNDEVELOPED USABLE			1.064			1.00	1.00	46,348

### Farm Land Computations

<b>Parcel Acreage</b>	1.064
81 Legal Drain NV [-]	
82 Public Roads NV [-]	
83 UT Towers NV [-]	
9 Homesite(s) [-]	
<b>Total Acres Farmland</b>	
<b>True Tax Value</b>	0.00
<b>Measured Acres</b>	0
<b>Average True Tax Value/Acre</b>	0.00
<b>True Tax Value Farmland</b>	0.00
<b>Classified Land Total</b>	0
<b>Homesite(s) Value (+)</b>	0.00
<b>Total Land Value</b>	51,100.00

### Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
12/20/2017	LEES INN OF AMERICA INC			\$38,000.00
12/21/2004	SOUTH PARK MOTEL CORPORATION			\$0.00
4/2/2002	LEES INN OF AMERICA INC			\$0.00

### Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
63587	12/20/2017	Change Ownership	TAX TITLE DEED	2017029600			LEES INN OF AMERICA INC	PAD COMMERCIAL LLC

## Valuation

Assessment Year		01/01/2018	01/01/2017	01/01/2016	03/01/2015	03/01/2014
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION (Assessed Value)</b>	Land	\$51,100	\$51,100	\$51,100	\$51,100	\$51,100
	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$51,100</b>	<b>\$51,100</b>	<b>\$51,100</b>	<b>\$51,100</b>	<b>\$51,100</b>
<b>VALUATION (True Tax Value)</b>	Land	\$51,100	\$51,100	\$51,100	\$51,100	\$51,100
	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$51,100</b>	<b>\$51,100</b>	<b>\$51,100</b>	<b>\$51,100</b>	<b>\$51,100</b>

## Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

Detail:	Tax Year	Type	Category	Description	Amount	Bal Due
	2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$766.50	\$0.00
	2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$766.50	\$766.50
	2017 Pay 2018	Property Tax Detail	Penalty	Additional 5% Penalty	\$38.33	\$0.00
	2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	\$0.00
	2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	\$0.00
	2017 Pay 2018	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Additional 5% Penalty	\$10.00	\$0.00
	2017 Pay 2018	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$200.00	\$0.00
	2017 Pay 2018	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$10.00	\$0.00
	2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$766.50	\$0.00
	2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$38.33	\$0.00
	2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$766.50	
	2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$38.33	
	2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$766.50	
	2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
	2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
	2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
	2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
	2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
	2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
	2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$10.00	
	2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$200.00	
	2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
	2015 Pay 2016	Property Tax Detail	Penalty	1st Installment Penalty	\$76.65	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$766.50	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$766.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.25	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$1.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 2nd Installment Tax	\$2.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 2nd Installment Penalty	\$0.25	
2015 Pay 2016	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$191.55	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 1	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 2	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 3	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Installment Penalty	\$20.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 1st Installment Tax	\$200.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Spa Fixed Fee Penalty	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$200.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$80.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$400.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$40.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$120.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$400.00	
2015 Pay 2016	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$766.50	
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$766.50	
2015 Pay 2016	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$76.65	
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$76.65	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Penalty	Prior Year Penalty	\$114.76	
2015 Pay 2016	Property Tax Detail	Tax	Prior Year Tax	\$382.50	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Fee	\$25.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Other Costs	\$15.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$75.00	
2014 Pay 2015	Property Tax Detail	Penalty	1st Installment Penalty	\$76.65	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$766.50	
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$76.65	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$766.50	
2014 Pay 2015	Property Tax Detail	Penalty	Additional 5% Penalty	\$19.13	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 2nd Installment Penalty	\$0.25	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$2.50	
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$38.25	
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$38.25	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$40.00	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$400.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Additional 5% Penalty	\$20.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$40.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$40.00	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$400.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$20.00	
2014 Pay 2015	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$382.50	
2014 Pay 2015	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$19.13	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$382.50	
2013 Pay 2014	Property Tax Detail	Penalty	2nd Installment Penalty	\$19.13	

Tax Year	Type	Category	Description	Amount	Bal Due
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$382.50	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$20.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$400.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$382.50	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$382.50	
2012 Pay 2013	Property Tax Detail	Penalty	Additional 5% Penalty	\$0.34	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$6.88	
2012 Pay 2013	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$0.34	

**Total:**

Tax Year	Amount	Bal Due
2017 Pay 2018	\$2,608.66	\$766.50
2016 Pay 2017	\$1,793.83	
2015 Pay 2016	\$5,588.51	
2014 Pay 2015	\$3,157.31	
2013 Pay 2014	\$1,214.13	
2012 Pay 2013	\$782.56	

**Payments**

**Detail:**

Tax Year	Effective Payment Date	Amount
2017 Pay 2018	5/7/2018	\$1,842.16
2016 Pay 2017	3/13/2017	\$779.00
2015 Pay 2016	10/18/2016	\$200.00
2015 Pay 2016	9/14/2016	\$5,388.51
2013 Pay 2014	5/12/2014	\$392.50

**Total:**

Tax Year	Amount
2017 Pay 2018	\$1,842.16
2016 Pay 2017	\$779.00
2015 Pay 2016	\$5,588.51
2013 Pay 2014	\$392.50

**Pay Taxes Online**

[Pay Taxes Online](#)

**Apply for Homestead Deduction**

Apply online for Indiana Homestead Property Tax Deduction

This is an affidavit, click here to view instructions and disclosure

**Apply for Mortgage Deduction**

Apply online for Indiana Mortgage Deduction

This is an affidavit, click here to view instructions and disclosure

**No data available for the following modules:** Residential Dwellings, Improvements, Deductions.

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### Summary

**Parcel ID** 41-07-18-042-010.001-018  
**Tax ID** 4100 18 01 007/01  
**Section Plat** S18  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 610 - EXEMPT GOV'T PROPERTY  
**Property Address** 2180 E King St  
Franklin, IN 46131  
**Legal Description** W SE S18 T12 R5  
(Note: Not to be used on legal documents)  
**Acreage** 2.8922  
**Class** Exempt: Municipality  
**Tax District/Area** 018 - FRANKLIN CITY - NEEDHAM TWP

### Owners

**Deeded Owner**  
City Of Franklin  
70 E MONROE ST  
FRANKLIN, IN 46131-0000

### Farm Land Computations

**Parcel Acreage** 2.8922  
**81 Legal Drain NV [-]**  
**82 Public Roads NV [-]**  
**83 UT Towers NV [-]**  
**9 Homesite(s) [-]**  
**Total Acres Farmland**  
**True Tax Value** 0.00  
**Measured Acres** 0  
**Average True Tax Value/Acre** 0.00  
**True Tax Value Farmland** 0.00  
**Classified Land Total** 0  
**Homesite(s) Value (+)** 0.00  
**Total Land Value** 0.00

### Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
10/17/2017	SBMS CORPORATION			\$0.00
5/26/2006	JVR INC		2006/017228	\$1,310,000.00
10/2/2002	JOSHI ENTERPRISES INC			\$1,189,000.00

### Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
61878	10/17/2017	Change Ownership	TAX TITLE DEED	2017025086			SBMS CORPORATION	CITY OF FRANKLIN

### Valuation

Assessment Year		01/01/2018	01/01/2017	01/01/2016	03/01/2015	03/01/2014
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b>	Land	\$0	\$117,500	\$117,500	\$117,500	\$117,500
<b>(Assessed Value)</b>	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$0</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>
<b>VALUATION</b>	Land	\$0	\$117,500	\$117,500	\$117,500	\$117,500
<b>(True Tax Value)</b>	Improvements	\$0	\$0	\$0	\$0	\$0
	<b>Total</b>	<b>\$0</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>



## Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

### Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	\$1,762.50
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$12.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$1,762.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$1,762.50	\$0.00
2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$176.25	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	
2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$176.25	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 1	\$0.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 2	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 3	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Spa Fixed Fee Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING Last Year 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING LY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	Prior Year Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	Prior Year Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$0.00	
2016 Pay 2017	Property Tax Detail	Fee	Prior Year Tax Sale Vendor Fee	\$0.00	
2015 Pay 2016	Property Tax Detail	Penalty	1st Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	
2015 Pay 2016	Property Tax Detail	Penalty	2nd Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.25	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$5.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$5.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 2nd Installment Tax	\$2.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 2nd Installment Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$24.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$40.00	
2015 Pay 2016	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$9,233.40	
2015 Pay 2016	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$9,233.40	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$62,293.91	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$88,991.26	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$1,187.90	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$1,696.97	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$15.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$23.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$5.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$169.70	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 1	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 2	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 3	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Installment Penalty	\$40.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 1st Installment Tax	\$400.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Spa Fixed Fee Penalty	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$141.22	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$141.22	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$400.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$40.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$386.10	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$1,012.22	
2015 Pay 2016	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$1,762.50	
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$1,762.50	
2015 Pay 2016	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Penalty	Prior Year Penalty	\$67,704.90	
2015 Pay 2016	Property Tax Detail	Tax	Prior Year Tax	\$88,809.00	
2015 Pay 2016	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$230.00	
2015 Pay 2016	Property Tax Detail	Fee	Prior Year Tax Sale Vendor Fee	\$70.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Fee	\$0.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Other Costs	\$0.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$0.00	
2014 Pay 2015	Property Tax Detail	Penalty	1st Installment Penalty	\$176.25	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$176.25	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 2nd Installment Penalty	\$0.25	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$2.50	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$4.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$4.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$15.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$30.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$8,880.90	
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$8,880.90	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$44,495.65	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$88,991.26	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$848.50	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$1,696.97	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$15.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$23.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$5.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$169.70	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$40.00	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$400.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$101.22	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$101.22	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$600.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$60.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$123.66	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$412.22	
2014 Pay 2015	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$880.50	
2014 Pay 2015	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$880.50	
2014 Pay 2015	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$88.05	
2014 Pay 2015	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$88.05	
2014 Pay 2015	Property Tax Detail	Penalty	Prior Year Penalty	\$49,767.00	
2014 Pay 2015	Property Tax Detail	Tax	Prior Year Tax	\$87,048.00	
2014 Pay 2015	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$230.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2014 Pay 2015	Property Tax Detail	Fee	Prior Year Tax Sale Vendor Fee	\$70.00	
2014 Pay 2015	Property Tax Detail	Fee	Tax Sale Fee	\$0.00	
2014 Pay 2015	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$0.00	
2013 Pay 2014	Property Tax Detail	Penalty	1st Installment Penalty	\$88.05	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$880.50	
2013 Pay 2014	Property Tax Detail	Penalty	2nd Installment Penalty	\$88.05	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$880.50	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$3.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$3.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$8.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$20.00	
2013 Pay 2014	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$8,704.80	
2013 Pay 2014	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$8,704.80	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$26,697.39	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$88,991.26	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 1st Install Spa Fixed Fee 1	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 1st Install Spa Fixed Fee 2	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 1st Install Spa Fixed Fee 3	\$0.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 1st Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 1st Spa Fixed Fee Penalty	\$0.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 2nd Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$509.10	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$1,696.97	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$15.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$23.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$5.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$169.70	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$60.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$600.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$41.22	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$41.22	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$412.22	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$41.22	
2013 Pay 2014	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$12,106.50	
2013 Pay 2014	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$12,106.50	
2013 Pay 2014	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$1,210.65	
2013 Pay 2014	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$1,210.65	
2013 Pay 2014	Property Tax Detail	Penalty	Prior Year Penalty	\$29,936.10	
2013 Pay 2014	Property Tax Detail	Tax	Prior Year Tax	\$62,835.00	
2013 Pay 2014	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$205.00	
2013 Pay 2014	Property Tax Detail	Fee	Tax Sale Fee	\$25.00	
2013 Pay 2014	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$70.00	
2012 Pay 2013	Property Tax Detail	Penalty	1st Installment Penalty	\$1,210.65	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$12,106.50	
2012 Pay 2013	Property Tax Detail	Penalty	2nd Installment Penalty	\$1,210.65	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$12,106.50	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$2.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$2.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$3.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$10.00	
2012 Pay 2013	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$6,283.50	
2012 Pay 2013	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$6,283.50	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Last Year 2nd Installment Tax	\$88,991.26	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION LY 2nd Installment Penalty	\$8,899.13	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Last Year 1st Installment Tax	\$1,696.97	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 LY 1st Install Spa Fixed Fee 1	\$15.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 LY 1st Install Spa Fixed Fee 2	\$23.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 LY 1st Install Spa Fixed Fee 3	\$5.00	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 LY 1st Installment Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 LY 1st Spa Fixed Fee Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$41.22	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$412.22	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$10,632.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$10,632.00	
2012 Pay 2013	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$1,063.20	
2012 Pay 2013	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$1,063.20	
2012 Pay 2013	Property Tax Detail	Penalty	Prior Year Penalty	\$15,242.70	
2012 Pay 2013	Property Tax Detail	Tax	Prior Year Tax	\$41,571.00	
2012 Pay 2013	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$100.00	
2012 Pay 2013	Property Tax Detail	Fee	Tax Sale Fee	\$105.00	

**Total:**

Tax Year	Amount	Bal Due
2017 Pay 2018	\$7,251.25	\$1,762.50
2016 Pay 2017	\$3,713.75	
2015 Pay 2016	\$358,218.86	
2014 Pay 2015	\$316,990.21	
2013 Pay 2014	\$276,549.06	



**Tax Year**  
2012 Pay 2013

**Amount**  
\$238,210.26

**Bal Due**

**Payments**

**Detail:**

**Tax Year**  
2017 Pay 2018

**Effective Payment Date**  
5/10/2018

**Amount**  
\$5,488.75

**Total:**

**Tax Year**  
2017 Pay 2018

**Amount**  
\$5,488.75

**Pay Taxes Online**

[Pay Taxes Online](#)

**Apply for Homestead Deduction**

Apply online for Indiana Homestead Property Tax Deduction

This is an affidavit, click here to view instructions and disclosure

**Apply for Mortgage Deduction**

Apply online for Indiana Mortgage Deduction

This is an affidavit, click here to view instructions and disclosure

**No data available for the following modules:** Land, Residential Dwellings, Improvements, Deductions.

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### Summary

**Parcel ID** 41-07-18-042-010.002-018  
**Tax ID** 4100 18 01 007/02  
**Section Plat** S18  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 4154002 - I65 & 44 Westside Interchange  
**Property Address** 2180 E King St  
Franklin, IN 46131  
**Legal Description** W SE S18 T12 R5  
(Note: Not to be used on legal documents)  
**Acreage** 2.0361  
**Class** Com Small retail LT 10000 SF  
**Tax District/Area** 018 - FRANKLIN CITY - NEEDHAM TWP

### Owners

**Deeded Owner**  
East King Street LLC  
2711 E MICHIGAN ST  
INDIANAPOLIS, IN 46201-3201

### Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
PRIMARY			2.036			1.00	1.00	88,693

### Farm Land Computations

Parcel Acreage	2.0361
81 Legal Drain NV [-]	
82 Public Roads NV [-]	
83 UT Towers NV [-]	
9 Homesite(s) [-]	
Total Acres Farmland	
True Tax Value	0.00
Measured Acres	0
Average True Tax Value/Acre	0.00
True Tax Value Farmland	0.00
Classified Land Total	0
Homesite(s) Value (+)	0.00
Total Land Value	241,900.00

### Improvements

#### Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area
C	GENRET			C	1976	1982	AV	0.00		0	7500
03	PAVING	5	ASPHALT	D	1993	1992	AV	2.36		1.89	45300

### Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
3/1/2001	PARIS FREDERICK L & MICHELE			\$540,000.00
3/18/1998	JOSHI ENTERPRISES INC		98/007382	\$411,500.00

## Valuation

Assessment Year		01/01/2018	01/01/2017	01/01/2016	03/01/2015	03/01/2014
Reason for Change		Annual	Annual	Annual	Annual	ASR/PET/CONF
<b>VALUATION (Assessed Value)</b>	Land	\$241,900	\$241,900	\$241,900	\$241,900	\$241,900
	Improvements	\$249,500	\$243,800	\$279,600	\$271,300	\$266,900
	<b>Total</b>	<b>\$491,400</b>	<b>\$485,700</b>	<b>\$521,500</b>	<b>\$513,200</b>	<b>\$508,800</b>
<b>VALUATION (True Tax Value)</b>	Land	\$241,900	\$241,900	\$241,900	\$241,900	\$241,900
	Improvements	\$249,500	\$243,800	\$279,600	\$271,300	\$266,900
	<b>Total</b>	<b>\$491,400</b>	<b>\$485,700</b>	<b>\$521,500</b>	<b>\$513,200</b>	<b>\$508,800</b>

## Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

### Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$7,285.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$7,285.50	\$7,285.50
2017 Pay 2018	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.25	\$1.25
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	\$12.50
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$12.50	\$0.00
2017 Pay 2018	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.25	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$7,822.50	\$0.00
2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$782.25	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$7,822.50	
2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$782.25	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$7,822.50	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.25	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$7,698.00	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$7,698.00	
2015 Pay 2016	Property Tax Detail	Penalty	Additional 5% Penalty	\$296.35	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Additional 5% Penalty	\$0.13	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 2nd Installment Tax	\$2.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 2nd Installment Penalty	\$0.13	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$5,927.00	
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$296.35	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$7,227.00	
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$296.35	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$7,227.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 2nd Installment Penalty	\$0.13	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$2.50	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$7,632.00	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$7,632.00	
2013 Pay 2014	Property Tax Detail	Penalty	Additional 5% Penalty	\$0.06	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2013 Pay 2014	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$1.11	
2013 Pay 2014	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$0.06	
2012 Pay 2013	Property Tax Detail	Penalty	1st Installment Penalty	\$1.11	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$8,154.00	
2012 Pay 2013	Property Tax Detail	Penalty	2nd Installment Penalty	\$0.06	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$8,154.00	
2012 Pay 2013	Property Tax Detail	Penalty	Additional 5% Penalty	\$0.05	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$1.00	
2012 Pay 2013	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$0.05	

**Total:**

Tax Year	Amount	Bal Due
2017 Pay 2018	\$23,203.25	\$7,299.25
2016 Pay 2017	\$16,441.00	
2015 Pay 2016	\$21,930.96	
2014 Pay 2015	\$14,765.48	
2013 Pay 2014	\$15,275.23	
2012 Pay 2013	\$16,320.27	

**Payments**

**Detail:**

Tax Year	Effective Payment Date	Amount
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<b>Tax Year</b>	<b>Effective Payment Date</b>	<b>Amount</b>
2017 Pay 2018	5/10/2018	\$7,285.50
2017 Pay 2018	2/9/2018	\$8,618.50
2016 Pay 2017	5/10/2017	\$7,822.50
2015 Pay 2016	11/10/2016	\$7,698.00
2015 Pay 2016	5/10/2016	\$7,710.50
2015 Pay 2016	2/22/2016	\$6,522.46
2014 Pay 2015	5/11/2015	\$8,539.50
2013 Pay 2014	11/10/2014	\$7,632.00
2013 Pay 2014	5/12/2014	\$7,643.23

**Total:**

<b>Tax Year</b>	<b>Amount</b>
2017 Pay 2018	\$15,904.00
2016 Pay 2017	\$7,822.50
2015 Pay 2016	\$21,930.96
2014 Pay 2015	\$8,539.50
2013 Pay 2014	\$15,275.23

**Pay Taxes Online**

[Pay Taxes Online](#)

**Apply for Homestead Deduction**

Apply online for Indiana Homestead Property Tax Deduction

This is an affidavit, click here to view instructions and disclosure

**Apply for Mortgage Deduction**

Apply online for Indiana Mortgage Deduction

This is an affidavit, click here to view instructions and disclosure

**No data available for the following modules:** Residential Dwellings, Transfer History, Deductions.

Johnson County maintains this World Wide Web site to enhance public access to information. This site is continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. Johnson County makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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Last Data Upload: 6/17/2018, 2:55:14 AM

**Exhibit C**

**Intentionally Omitted**

## Exhibit D

### ESCROW AND CONTROL AGREEMENT

THIS ESCROW AND CONTROL AGREEMENT (this "Escrow Agreement" or "Agreement"), is entered into July 31, 2018 ("Effective Date"), by and between the **Redevelopment Commission of the City of Franklin, Indiana ("RDC")**, the **Franklin Development Corporation ("FDC")**, an Indiana non-profit neighborhood development corporation, and **Franklin Gateway Development, LLC ("Developer")**, an Indiana limited liability company, and **Horizon Bank ("Escrow Agent")**.

WHEREAS, the RDC, FDC, and Developer have entered into an Economic Development Agreement, dated as of July 31, 2018 (the "Economic Development Agreement"), and pursuant to same, the parties desire to enter into this Escrow Agreement.

**NOW, THEREFORE**, in consideration of the premises, the covenants and agreements hereinafter contained, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by and among the parties hereto as follows:

Section 1. Escrow Account. There is hereby established and created with the Escrow Agent an irrevocable trust account (the "Escrow Account") for the parties' benefit designated as the Franklin Gateway Development, LLC Escrow Account.

Section 2. Funding of Escrow Account. Pursuant to the terms of the Escrow Agreement, on the date hereof, the RDC is granting to the FDC and the FDC is depositing with the Escrow Agent, the sum of Five Hundred Sixty Thousand Dollars (\$560,000). Upon receipt of such funds, the Escrow Agent shall deposit all of such funds in the Escrow Account.

Section 3. Disbursement of Escrow Account. Subject to Section 11 hereof concerning Termination, upon the receipt of a disbursement request in the form set forth on Exhibit A hereto, signed jointly by duly authorized representatives of the RDC, FDC, and Developer, as identified on Exhibit B, the Escrow Agent shall disburse funds from the Escrow Account solely for the purposes of the payment (or reimbursement for the prior payment by the Developer) of the costs of certain permitted expenditures as set forth in the Economic Development Agreement and the disbursement request. The Escrow Agent has no duty to verify the propriety of the jointly requested disbursement.

Section 4. Records. The Escrow Agent shall keep and maintain adequate records pertaining to the Escrow Account, which shall be subject to inspection by the parties upon request. The Escrow Agent shall furnish monthly statements to the RDC, FDC, and Developer.

Section 5. Security Interest. Until termination of this Agreement, the RDC and FDC shall have a security interest in the Escrow Account and Funds. Neither party will have any access to the Escrow Account or the Funds, investments, or other assets credited thereto, except as expressly provided in this Agreement. Additionally, except for the claims and interest of the RDC, FDC, and Developer in the Escrow Account and Funds (hereinafter defined) (subject only to any claim in favor of the Escrow Agent permitted under Section 5(a) hereof), the Escrow

(a) The Escrow Agent hereby acknowledges the security interest granted in the Escrow Account and the Funds maintained therein. Except as provided in Section 5(b) below (Compliance with Court Orders), the Escrow Agent will not agree with any third party to comply with such third party's direction or order concerning the Escrow Account without the prior written consent of the RDC, FDC, and Developer. In no event shall Escrow Agent accept any instruction nor shall it permit any distribution or release of any part of the Escrow Account or Fund without written authorization of the RDC, FDC, and Developer.

(b) Compliance with Court Orders. In the event that any of the Escrow Account or Funds shall be attached, garnished, or levied upon by any court order, or the delivery thereof shall be stayed or enjoined by an order of a court, or any order, judgment, or decree shall be made or entered by any court order affecting any of the Escrow Account or Funds, the Escrow Agent shall provide immediate notice thereof to the RDC, FDC, and the Developer and an opportunity for the RDC, FDC, and the Developer to intervene or defend against the order or decree, and the Escrow Agent is hereby expressly authorized to obey and comply with all final, non-appealable writs, orders, or decrees so entered or issued, that it is advised by legal counsel of its own choosing are binding upon it, and in the event that the Escrow Agent obeys or complies with any such final, non-appealable writ, order or decree, Escrow Agent shall not be liable to the RDC, FDC, or the Developer or to any other person, entity, firm or corporation, by reason of such compliance notwithstanding such writ, order, or decree be subsequently reversed, modified, annulled, set aside or vacated.

Section 6. Waiver of Defenses. The Escrow Agent hereby waives any and all liens, encumbrances, claims, right of attachment, set-off, counterclaim, reduction, or diminution of an obligation, or any defense of any kind or nature which the Escrow Agent has or may have against the RDC, FDC, or Developer insofar as such lien, encumbrance, claim, right of attachment, set-off, counterclaim, reduction, diminution or defense would have an adverse effect on the availability of funds sufficient to comply with the obligations of the parties contained herein.

Section 7. Investment of Funds. The Escrow Agent is hereby directed and authorized to invest the moneys on deposit in the Escrow Account (the "Funds") in accordance with Exhibit D. All investment earnings on the funds on deposit in the Escrow Account shall be deposited in the Escrow Account and shall be subject to disbursement pursuant to Section 3 of this Escrow Agreement.

Section 8. Limitation of Liability. The RDC, FDC, and Developer jointly and severally shall indemnify, defend and hold harmless the Escrow Agent from any and all claims, liabilities, losses, damages, fines, penalties, and expenses (including out-of-pocket and incidental expenses and fees and expenses of an in-house or outside counsel) ("Losses") arising out of or in connection with Escrow Agent's performance of this Agreement after the effective date of this Agreement, except to the extent and that such Losses are due to the negligence or willful misconduct of the Escrow Agent. The Escrow Agent shall not be liable for any act done or step taken or omitted by it, or for any mistake of fact or law, or for anything which it may do or refrain from doing, except for its negligence or willful misconduct in the performance of any obligation imposed upon it hereunder. The Escrow Agent shall not be liable or responsible for any loss resulting from any investment made pursuant to this Escrow Agreement and in full



compliance with the provisions hereof. None of the provisions contained in the Escrow Agreement shall require the Escrow Agent to use or advance its own funds or otherwise incur personal financial liability in the performance of any of its duties or the exercise of any of its rights or powers hereunder. The Escrow Agent shall be under no liability for interest on any funds or other property received by it hereunder, except as herein expressly provided. The Escrow Agent may: act in reliance upon any writing, notice, certificate, instruction, instrument or signature which it, in good faith, believes to be genuine; assume the validity and accuracy of any statement or assertion contained in such a writing, notice, certificate, instruction or instrument; and assume that any person purporting to give any such writing, notice certificate, instruction or instrument in connection with the provisions hereof has been duly authorized to do so. Except as expressly provided otherwise in the Agreement, the Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form of, the manner of execution of, or the validity, accuracy or authenticity of any writing, notice, certificate, instruction or instrument deposited with it, nor as to the identity, authority or right of any person executing the same. The Escrow Agent's duties hereunder (including, without limitation, its duties as to the safekeeping, investment and disbursement of moneys in the Escrow Account) shall be limited to those specifically provided herein.

Section 9. Resignation or Removal of Escrow Agent: Successor Escrow Agent. The Escrow Agent at the time acting hereunder may at any time resign and be discharged from the trusts hereby created by giving not less than thirty (30) days' written notice to the RDC, FDC, and Developer, but no resignation shall take effect unless a successor Escrow Agent shall have been appointed by the RDC, FDC, and Developer as hereinafter provided and the successor Escrow Agent shall have accepted such appointment and acceptance of a successor Escrow Agent. The Escrow Agent may be removed at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent, by the RDC, FDC, and Developer.

In the event the Escrow Agent hereunder shall resign, be removed, be dissolved or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the RDC, FDC, and Developer. Every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the RDC, FDC, and Developer, an instrument in writing accepting such appointment hereunder, and thereupon such successor Escrow Agent without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request of such successor Escrow Agent, the RDC, FDC, or Developer, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor; provided, however, that before any such delivery is required to be made, all fees, advances and expenses, if any, of the retiring or removed Escrow Agent shall be paid in full.

Should any transfer, assignment or instrument in writing from the RDC, FDC, and Developer be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to

be vested in the predecessor Escrow Agent, any such transfer, assignment and instruments in writing shall, on request, be executed, acknowledged and delivered by the respective parties.

Any corporation into which the Escrow Agent or any successor to it in the trusts created by this Escrow Agreement may be merged into or consolidated with, or any corporation resulting from any merger, consolidation or tax-free reorganization to which the Escrow Agent or any successor to it shall be a party, shall, if satisfactory to the RDC, FDC, and Developer, be the successor Escrow Agent under this Escrow Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 10. Fees and Expenses. All fees and expenses of the Escrow Agent shall be as set forth on Exhibit C attached hereto and shall be paid to the Escrow Agent from amounts on deposit in the Escrow Account, upon the written approval of the RDC, FDC, and Developer.

Section 11. Termination. This Escrow Agreement shall terminate upon the earliest of (a) the date on which all the funds on deposit in the Escrow Account have been disbursed pursuant to Section 3 of this Escrow Agreement, (b) such termination date specified in a joint written notice to the Escrow Agent from the RDC, FDC, and Developer. Upon such termination, the Escrow Agent shall disburse any amounts remaining in the Escrow Account (including any investment earnings) jointly to the RDC, FDC, and Developer.

Section 12. Severability. If any one or more of the covenants or agreements provided in this Escrow Agreement should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Escrow Agreement.

Section 13. Successors or Assigns. All the covenants, promises and agreements in this Escrow Agreement contained by or on behalf of the parties hereto shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

Section 14. Counterparts. This Escrow Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument. This Agreement shall be executed in at least three (3) duplicates, with at least one originally executed version for each party. For purposes of this Agreement, signatures by facsimile (including e-mail with a .pdf copy of the executed instrument attached) shall be binding to the same extent as original signatures. When a counterpart is delivered by facsimile, the original shall be delivered promptly after delivery of the facsimile counterpart.

Section 15. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana. The parties hereto: (a) irrevocably consent to the exclusive jurisdiction and venue of the courts of the State of Indiana, sitting in Johnson County; and (b) irrevocably waive any and all objections to such consents.

Section 16. Notices. All notices required or permitted to be given hereunder shall be in writing and delivered either in person, by a nationally recognized overnight delivery carrier, or

by certified mail, return receipt requested, with additional copy delivered by email, if such delivery information is known by the sender, to the parties at their respective addresses set forth below, or at such other address as notice of which may have been given to the other party.

To Developer:

Franklin Gateway Development, LLC  
Attn: Janeen M. Sprague  
430 2<sup>nd</sup> Street  
Columbus IN 47201  
Phone No: 812-379-2173

To Redevelopment Commission:

Redevelopment Commission of the  
City of Franklin  
Attn: President  
70 East Monroe Street  
Franklin IN 46131

To Franklin Development Corporation:

Franklin Development Corporation  
c/o Community Development Director  
70 East Monroe Street  
Franklin, Indiana 46131  
Phone No: 317-736-3631  
Email: [klinke@franklin.in.gov](mailto:klinke@franklin.in.gov)

With a copy to:

Robert H. Schafstall, Attorney  
Schafstall and Admire, LLP  
98 N. Jackson Street  
Franklin, Indiana 46131  
Phone No: 317-736-7146  
Email: [rob@schafstalladmire.com](mailto:rob@schafstalladmire.com)

If to the Escrow Agent:

Horizon Bank
Attn: David Bedwell
420 North Morton Street
Franklin IN 46131
Phone No: 317-738-3915

The RDC, FDC, Developer, and the Escrow Agent may designate any further or different addresses to which subsequent notices, requests, communications or other papers shall be sent. Any notice given in accordance with this Section shall be deemed to have been duly given or delivered: a) on the date the same is personally delivered to the recipient as evidenced by a duly acknowledged written receipt, b) on the date the same is received by the recipient as evidenced by the returned postal receipt, c) on the date the recipient delivers a non-automated email message acknowledging receipt of the notice by email or otherwise, or d) on the date the notice is timely delivered to a nationally recognized overnight delivery carrier for delivery on the next business day.

Section 17. Headings The section headings used herein are for convenience of reference only, and in no way define, limit or describe the scope or intent of any provisions hereof.

Section 18. Entire Agreement. This Agreement, together with all agreements referenced herein and any other certificates and documents executed in conjunction herewith, constitutes the entire agreement of the parties and supersedes any and all prior agreements, arrangements, and understandings relating to the subject matter hereof. All recitals herein and exhibits, schedules and related agreements attached hereto are incorporated herein by this reference and expressly made a part of this Agreement. Neither this Agreement, nor any term hereof, may be changed, modified, altered, waived, discharged, or terminated, except by written instrument.

Section 19. Assignment. No Party may assign this Escrow and Control Agreement without the express written consent of the other Parties, which consent shall be at the reasonable discretion of the Party. Any attempted assignment in contravention of this provision shall be null, void, and of no force and effect. This provision, however, shall not restrict or limit the Developer's ability to work with, enter agreements with, and utilize or partner with its Affiliate Entities as permitted under the Economic Development Agreement.

Section 20. Consents. No consent, agreement, or approval shall be effective unless in writing signed by the party from whom such consent, agreement, or approval is required.

IN WITNESS WHEREOF, the parties hereto have caused this Escrow Agreement to be executed for and on their behalf as of the day and year first herein above written.

**REDEVELOPMENT COMMISSION**

By: Robert D. Heuchan  
Robert D. Heuchan, President

**FRANKLIN DEVELOPMENT  
CORPORATION**

By: Jeff Mercer  
Jeff Mercer, President

**FRANKLIN GATEWAY DEVELOPMENT,  
LLC**

By: Janeen McSprague  
Printed: Janeen McSprague  
Title: PRES. MANAGING MEMBER

**ESCROW AGENT - Horizon Bank**

By: Kathie A. DeRoiter  
Printed: Kathie A. DeRoiter  
Title: EVP, Operations

IN WITNESS WHEREOF, the parties hereto have caused this Escrow Agreement to be executed for and on their behalf as of the day and year first herein above written.

**REDEVELOPMENT COMMISSION**

By: Robert D. Heuchan  
Robert D. Heuchan, President

**FRANKLIN DEVELOPMENT  
CORPORATION**

By: Jeff Mercer  
Jeff Mercer, President

**FRANKLIN GATEWAY DEVELOPMENT,  
LLC**


By: Janeen M Sprague  
Printed: Janeen M Sprague  
Title: PRES. MANAGING MEMBER

**ESCROW AGENT - Horizon Bank**

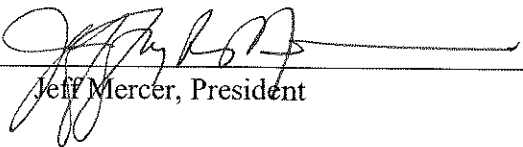
By: Kathie A. DeRouler  
Printed: Kathie A. DeRouler  
Title: VP Operations

IN WITNESS WHEREOF, the parties hereto have caused this Escrow Agreement to be executed for and on their behalf as of the day and year first herein above written.

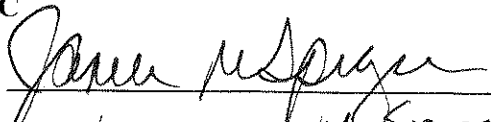
**REDEVELOPMENT COMMISSION**

By:   
Robert D. Heuchan, President

**FRANKLIN DEVELOPMENT  
CORPORATION**

By:   
Jeff Mercer, President

**FRANKLIN GATEWAY DEVELOPMENT,  
LLC**

By:   
Printed: Janceen McSprague  
Title: PRES. MANAGING MEMBER

ESCROW AGENT Horizon Bank

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT A

DISBURSEMENT FROM ESCROW ACCOUNT

Requisition No. \_\_\_\_\_

Pursuant to the Escrow Agreement, dated \_\_\_\_\_, 201\_\_ (the "Escrow Agreement"), among the Redevelopment Commission of the City of Franklin, Indiana, the Franklin Development Corporation, Franklin Gateway Development, LLC, and \_\_\_\_\_ (the "Escrow Agent"), the undersigned direct the Escrow Agent to pay the aggregate sum of \$\_\_\_\_\_ from moneys deposited in the Escrow Account under the Escrow Agreement to the following parties: \_\_\_\_\_.

This statement shall constitute full warrant and protection to the Escrow Agent for its actions taken pursuant hereto. This document evidences the approval of the undersigned of the payments hereby.

All terms used herein, which are not otherwise defined herein, shall have the meanings set forth in the Escrow Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**Franklin Gateway Development, LLC**

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

**REDEVELOPMENT COMMISSION**

By: \_\_\_\_\_

Robert D. Heuchan, President

**Franklin Development Corporation**

By: \_\_\_\_\_

Jeffrey R. Mercer, President



**EXHIBIT B**

**Authorized Representatives of the RDC and Specimen Signatures**

<u>Robert D. Henchman</u>	<u>President</u>	<u>Robert D. Henchman</u>
Name	Title	Signature

<u>Richard Wertz</u>	<u>Vice President</u>	<u>Richard Wertz</u>
Name	Title	Signature

**Authorized Representatives of the FDC and Specimen Signatures**

<u>Jeffrey R. Mercer</u>	<u>President</u>	<u>Jeffrey R. Mercer</u>
Name	Title	Signature

<u>Kim Minton</u>	<u>Secretary</u>	<u>Kim Minton</u>
Name	Title	Signature

<u>Angela Coy</u>	<u>Treasurer</u>	<u>Angela Coy</u>
Name	Title	Signature

**Authorized Representatives of Franklin Gateway Development, LLC and Specimen Signatures**

Janeen M Sprague	Managing Member	Janeen M. Sprague
Name	Title	Signature

Nicholas I Sprague	Member	Nicholas I Sprague
Name	Title	Signature

_____	_____	_____
Name	Title	Signature

## **EXHIBIT C**

### **ESCROW AGENT FEES AND EXPENSES**

I. Setup Fee: \$250.00

The acceptance fee includes the administrative review of documents, initial set-up of the account, and other reasonably required services up to and including the closing. This is a flat one-time fee, payable at account opening.

11. Closing Fee: \$250.00

Administrative Fee to close the escrow account. This fee is payable at closing.

III. Administrative Distribution Fee: \$50/per;  
Max. Annual \$500.00

Administration fee for performance of the routine distributions of the escrow agent associated with the management of the account. Administration fees are payable annually in advance for each year or part thereof.

IV. Investments: (Bank Deposit Products)

No fees are invoiced for standard money market bank deposits. N/A

V. Out-of-Pocket Expenses: At Cost

Reimbursement of expenses associated with the performance of our duties, including but not limited to fees and expenses of legal counsel, accountants and other agents, tax preparation, reporting and filing, publications, and filing fees.

VI. Extraordinary Expenses:

Extraordinary services are duties or responsibilities of an unusual nature but not provided for in the governing documents or otherwise set forth in this schedule. A reasonable charge will be assessed based on the nature of the service and the responsibility involved. At our option, these charges will be billed at a flat fee or our hourly rate then in effect.

**IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT** To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a nonindividual person such as a business entity, a charity, a Trust or other legal entity we will ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification, and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

**Exhibit E**

**PROMISSORY NOTE - \$250,000**

In exchange for valuable consideration, the receipt and legal sufficiency of which is acknowledged, Franklin Gateway Development, LLC ("Maker"), whose address is 430 2<sup>nd</sup> Street, Columbus, Indiana, 47201 promises to pay to the order of the Redevelopment Commission of the City of Franklin, Indiana and the Franklin Development Corporation ("Holder"), whose addresses are 70 East Monroe Street, Franklin, Indiana, 46131, the principal sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) as follows: on demand.

This Promissory Note will be deemed released, satisfied, and paid-in-full upon the Final Completion of the Project (as defined in the associated Economic Development Agreement) or if no demand for payment is made by June 1, 2020 (the Completion Deadline in the associated Economic Development Agreement).

Payments shall be made to Holder at the address shown above or at such other place which Holder from time to time shall direct in writing. Upon a default by Maker to make any payment hereunder, which continues for ten (10) days after written notice unto Maker is given by Holder to cure the same, then, at the option of Holder, the entire outstanding principal balance, plus interest at eight percent (8%) *per annum*, shall become immediately due and payable, together with attorney's fees and collection costs and without relief from valuation or appraisal laws.

At the option of Maker, all or any portion of the unpaid principal balance and accrued interest on this Note may be prepaid without premium or penalty, the amount of the prepayment to be applied first to accrued interest and the remainder to such unpaid principal as Maker shall designate in a written prepayment notice delivered to Holder, delivered to Holder concurrently with the making of the prepayment.

In the event that Maker: (i) makes an assignment for the benefit of creditors; or (ii) files a voluntary petition in bankruptcy or similar arrangement under any present or future state or federal law or regulation, or has filed against it a petition for any such proceeding; the principal balance of this Note and any interest accrued thereon may at the option of Holder be accelerated and made immediately due and payable upon delivery to Maker of written notice of acceleration.

**IN WITNESS WHEREOF**, the undersigned has executed this Promissory Note for and on behalf of Franklin Gateway Development, LLC this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Franklin Gateway Development, LLC

By: \_\_\_\_\_  
Signed

STATE OF INDIANA                    )  
  ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and acknowledged the execution of the above and foregoing Promissory Note on behalf of Franklin Gateway Development, LLC.

IN WITNESS WHEREOF, I do hereby set my hand and Notarial Seal as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Residing: \_\_\_\_\_ County, Indiana

## **Exhibit F**

### **INDEMNIFYING MORTGAGE**

THIS INDENTURE WITNESSETH that **Franklin Gateway Development, LLC** of Johnson County, in the State of Indiana (“Mortgagor”), mortgages and warrants to the **City of Franklin, Indiana Department of Redevelopment**, of Johnson County, in the State of Indiana (“Mortgagee”), the following described real property, as well as any present and future improvements made thereon (collectively, the “Property”), in Johnson County, State of Indiana, to-wit:

See Exhibit “A” – Legal Description and Graphical Depiction

subject to all restrictions, covenants, agreements, and easements of record, including all rents, profits, and any other income which may be derived therefrom, to secure:

- The Mortgagor’s (the “Developer’s”) performance pursuant to a certain Economic Development Agreement by and between the Developers, the Mortgagee, and the Franklin Development Corporation dated the 31st day of July, 2018 (the “EDA”); and
- The Developers’ obligations under a certain promissory note executed contemporaneously with the execution of this Mortgage in the original principal amount of \$250,000, plus any future monies advanced by Mortgagee pursuant to the EDA.

**Indemnification and Limited Recourse.** This Indemnifying Mortgage is given to secure performance by Developers of the covenants and agreements contained in the EDA. Upon an uncured event of default by Developers under the EDA, following such notice and cure period as provided in the EDA, Mortgagee shall have the right to foreclose this Indemnifying Mortgage and recover right, title and interest in the Property. Mortgagee’s rights and interests under this Indemnifying Mortgage shall be *in rem* with respect to the Property, and not otherwise, and Mortgagor shall not be personally or otherwise liable for payment of any sum or performance of any obligation except as such is provided by the EDA or promissory note.

**Termination, Discharge and Release.** Mortgagor’s obligations under the EDA shall be satisfied and discharged in full upon Final Completion of the Project as provided in the EDA (“Satisfaction and Discharge”). Upon Satisfaction and Discharge, this Indemnifying Mortgage shall be promptly terminated

and released of record by Mortgagee. In addition, and notwithstanding the foregoing, unless released earlier, this Mortgage shall automatically expire, terminate and be released on March 30, 2020 unless Mortgagee has both (a) commenced a foreclosure action on or before that date, and (b) filed a notice to that effect with the real estate records of the County Recorder for the Property. If a foreclosure action has been commenced, the mortgage shall continue in force while the action is pending.

Mortgagor and Mortgagee further agree as follows:

1. Mortgagor will keep the Property insured against loss, casualty, or damage in such sums and with such insurers as may be approved by Mortgagee, with such insurance carrying a mortgage clause with loss payable to Mortgagee in a form satisfactory to Mortgagee to be delivered to the possession of Mortgagee;
2. Mortgagor will exercise due diligence and care in the construction, operation, management and occupation of the Property and not to remove or suffer to be removed any fixtures and/or appliances, now or hereafter placed on the Property;
3. Mortgagor will not do or suffer to be done any acts which will impair the security of this Mortgage nor any illegal or immoral acts on the Property;
4. Mortgagee shall have the right to inspect the Property at all reasonable times.
5. No sale of the Property or extension of time for performance of any term shall operate to release, discharge, or modify in any manner the original liability of the Mortgagor; and any extension of time on this Mortgage by Mortgagee or its assigns shall not operate to cause a loss of the priority of this Mortgage over any junior or senior lien.
6. In case any portion of the Property is appropriated under the power of eminent domain, Mortgagee shall be entitled to compensation in an amount sufficient to reimburse Mortgagee for any outstanding monies advanced under the parties' EDA.
7. Time is of the essence of this agreement and that, in case of default, the Mortgagee may, at its option, declare a default under the EDA, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any other lien or encumbrance against said real estate, then the Mortgagee herein may immediately declare a default under the EDA and institute such foreclosure proceedings as may be

necessary to protect its interest. The lien of this Mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises, except for personal business property and equipment located and installed on the Property and owned by Mortgagor, its affiliates or tenants.

8. In case of default, Mortgagee is expressly authorized to secure a record title search at the expense of the Mortgagor to show the condition of the title at the date of said search which sums necessarily spent for said title search, together with interest thereon at the rate of eight percent (8%) per annum, shall become a debt secured by this Mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the title search so secured shall be the absolute property of the Mortgagee.
9. In the event of such foreclosure, the Mortgagee, or its assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the Property, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the Court for the benefit of the Mortgagee pending foreclosure proceedings.
10. That all terms of this Mortgage shall be binding on each and all successors in ownership of the Property as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.
11. Construction and Interpretation of Agreement / Indiana Law. This Agreement shall be construed in accordance with the laws of the State of Indiana. The parties agree that they and their attorneys have each reviewed this Agreement, and that the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting party or parties shall not be used in the interpretation of this mortgage. In the event of ambiguity or other uncertainty as to the parties' intentions with respect to this mortgage, the parties agree to apply and abide by terms and conditions commonly used in commercial real estate mortgage industry.



IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**MORTGAGOR**

Franklin Gateway Development, LLC

By: \_\_\_\_\_

Signed

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Title

STATE OF INDIANA        )  
                                  )SS:  
COUNTY OF \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_ day of  
\_\_\_\_\_, 2018, personally appeared \_\_\_\_\_, duly authorized representative of the  
Mortgagor, who averred and acknowledged the execution of the foregoing Mortgage.

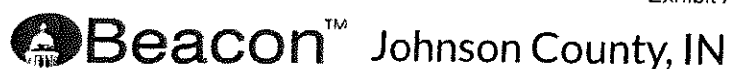
IN WITNESS WHEREOF, I have hereunto affixed my name and affixed my official seal.

My Commission Expires: \_\_\_\_\_

Residing: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

This instrument was prepared by Robert H. Schafstall, Schafstall & Admire, LLP, Attorney at Law,  
Franklin, Indiana.



## Summary

**Parcel ID** 41-07-18-042-010.001-018  
**Tax ID** 4100 18 01 007/01  
**Section Plat** S18  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 610 - EXEMPT GOV'T PROPERTY  
**Property Address** 2180 E King St  
 Franklin, IN 46131  
**Legal Description** W SE S18 T12 R5  
 (Note: Not to be used on legal documents)  
**Acreage** 2.8922  
**Class** Exempt: Municipality  
**Tax District/Area** 018 - FRANKLIN CITY - NEEDHAM TWP

## Owners

**Deeded Owner**  
 City Of Franklin  
 70 E MONROE ST  
 FRANKLIN, IN 46131-0000

## Farm Land Computations

**Parcel Acreage** 2.8922  
**81 Legal Drain NV [-]**  
**82 Public Roads NV [-]**  
**83 UT Towers NV [-]**  
**9 Homesite(s) [-]**  
**Total Acres Farmland**  
**True Tax Value** 0.00  
**Measured Acres** 0  
**Average True Tax Value/Acre** 0.00  
**True Tax Value Farmland** 0.00  
**Classified Land Total** 0  
**Homesite(s) Value (+)** 0.00  
**Total Land Value** 0.00

## Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
10/17/2017	SBMS CORPORATION			\$0.00
5/26/2006	JVR INC		2006/017228	\$1,310,000.00
10/2/2002	JOSHI ENTERPRISES INC			\$1,189,000.00

## Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book Page	From	To
61878	10/17/2017	Change Ownership	TAX TITLE DEED	2017025086		SBMS CORPORATION	CITY OF FRANKLIN

## Valuation

Assessment Year		01/01/2018	01/01/2017	01/01/2016	03/01/2015	03/01/2014
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b> Land		\$0	\$117,500	\$117,500	\$117,500	\$117,500
(Assessed Value) Improvements		\$0	\$0	\$0	\$0	\$0
<b>Total</b>		<b>\$0</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>
<b>VALUATION</b> Land		\$0	\$117,500	\$117,500	\$117,500	\$117,500
(True Tax Value) Improvements		\$0	\$0	\$0	\$0	\$0
<b>Total</b>		<b>\$0</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>	<b>\$117,500</b>

## Tax History

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

Detail: Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	\$1,762.50
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$12.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$1,762.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$1,762.50	\$0.00
2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$176.25	\$0.00
2016 Pay 2017	Property Tax Detail	Penalty	1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	
2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$176.25	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 1	\$0.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 2	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 3	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Spa Fixed Fee Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2016 Pay 2017	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2nd Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING Former Yr 1st Install Penalty	\$0.00	
2016 Pay 2017	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING Last Year 1st Installment Tax	\$0.00	
2016 Pay 2017	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING LY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Penalty	Prior Year Penalty	\$0.00	
2016 Pay 2017	Property Tax Detail	Tax	Prior Year Tax	\$0.00	
2016 Pay 2017	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$0.00	
2016 Pay 2017	Property Tax Detail	Fee	Prior Year Tax Sale Vendor Fee	\$0.00	
2015 Pay 2016	Property Tax Detail	Penalty	1st Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	
2015 Pay 2016	Property Tax Detail	Penalty	2nd Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.25	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$12.50	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$5.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$5.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 2nd Installment Tax	\$2.50	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 2nd Installment Penalty	\$0.25	
2015 Pay 2016	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$24.00	
2015 Pay 2016	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$40.00	
2015 Pay 2016	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$9,233.40	
2015 Pay 2016	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$9,233.40	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$62,293.91	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$88,991.26	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$1,187.90	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$1,696.97	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$15.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$23.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$5.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$169.70	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 1	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 2	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 1st Install Spa Fixed Fee 3	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Installment Penalty	\$40.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 1st Installment Tax	\$400.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 1st Spa Fixed Fee Penalty	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2015 Pay 2016	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$141.22	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$141.22	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2nd Installment Tax	\$0.00	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$400.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$40.00	
2015 Pay 2016	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$386.10	
2015 Pay 2016	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$1,012.22	
2015 Pay 2016	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$1,762.50	
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$1,762.50	
2015 Pay 2016	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$176.25	
2015 Pay 2016	Property Tax Detail	Penalty	Prior Year Penalty	\$67,704.90	
2015 Pay 2016	Property Tax Detail	Tax	Prior Year Tax	\$88,809.00	
2015 Pay 2016	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$230.00	
2015 Pay 2016	Property Tax Detail	Fee	Prior Year Tax Sale Vendor Fee	\$70.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Fee	\$0.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Other Costs	\$0.00	
2015 Pay 2016	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$0.00	
2014 Pay 2015	Property Tax Detail	Penalty	1st Installment Penalty	\$176.25	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$1,762.50	
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$176.25	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$1,762.50	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 2nd Installment Penalty	\$0.25	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$2.50	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$4.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$4.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2014 Pay 2015	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$15.00	
2014 Pay 2015	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$30.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$8,880.90	
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$8,880.90	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$44,495.65	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$88,991.26	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$848.50	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$1,696.97	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$15.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$23.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$5.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$169.70	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2014 Pay 2015	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$40.00	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$400.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$101.22	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$101.22	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$600.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$60.00	
2014 Pay 2015	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Prior Year Penalty	\$123.66	
2014 Pay 2015	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Prior Year Tax	\$412.22	
2014 Pay 2015	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$880.50	
2014 Pay 2015	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$880.50	
2014 Pay 2015	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$88.05	
2014 Pay 2015	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$88.05	
2014 Pay 2015	Property Tax Detail	Penalty	Prior Year Penalty	\$49,767.00	
2014 Pay 2015	Property Tax Detail	Tax	Prior Year Tax	\$87,048.00	
2014 Pay 2015	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$230.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2014 Pay 2015	Property Tax Detail	Fee	Prior Year Tax Sale Vendor Fee	\$70.00	
2014 Pay 2015	Property Tax Detail	Fee	Tax Sale Fee	\$0.00	
2014 Pay 2015	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$0.00	
2013 Pay 2014	Property Tax Detail	Penalty	1st Installment Penalty	\$88.05	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$880.50	
2013 Pay 2014	Property Tax Detail	Penalty	2nd Installment Penalty	\$88.05	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$880.50	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$3.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$3.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2013 Pay 2014	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$8.00	
2013 Pay 2014	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$20.00	
2013 Pay 2014	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$8,704.80	
2013 Pay 2014	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$8,704.80	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Prior Year Penalty	\$26,697.39	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Prior Year Tax	\$88,991.26	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 1st Install Spa Fixed Fee 1	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 1st Install Spa Fixed Fee 2	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 1st Install Spa Fixed Fee 3	\$0.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 1st Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 1st Spa Fixed Fee Penalty	\$0.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 2nd Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Prior Year Penalty	\$509.10	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Prior Year Tax	\$1,696.97	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 1	\$15.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 2	\$23.00	



Tax Year	Type	Category	Description	Amount	Bal Due
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 PY Spa Fixed Fee 3	\$5.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 PY Spa Penalty	\$169.70	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2013 Pay 2014	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$60.00	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$600.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 1st Install Penalty	\$41.22	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND Former Yr 2nd Install Penalty	\$41.22	
2013 Pay 2014	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND Last Year 2nd Installment Tax	\$412.22	
2013 Pay 2014	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND LY 2nd Installment Penalty	\$41.22	
2013 Pay 2014	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$12,106.50	
2013 Pay 2014	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$12,106.50	
2013 Pay 2014	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$1,210.65	
2013 Pay 2014	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$1,210.65	
2013 Pay 2014	Property Tax Detail	Penalty	Prior Year Penalty	\$29,936.10	
2013 Pay 2014	Property Tax Detail	Tax	Prior Year Tax	\$62,835.00	
2013 Pay 2014	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$205.00	
2013 Pay 2014	Property Tax Detail	Fee	Tax Sale Fee	\$25.00	
2013 Pay 2014	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$70.00	
2012 Pay 2013	Property Tax Detail	Penalty	1st Installment Penalty	\$1,210.65	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$12,106.50	
2012 Pay 2013	Property Tax Detail	Penalty	2nd Installment Penalty	\$1,210.65	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$12,106.50	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN 1st Installment Penalty	\$1.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN 2nd Installment Tax	\$0.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 1st Install Penalty	\$2.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Former Yr 2nd Install Penalty	\$2.00	
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Last Year 1st Installment Tax	\$10.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN LY 1st Installment Penalty	\$1.00	
2012 Pay 2013	Special Assessment Detail	Penalty	AMITY LEGAL DRAIN Prior Year Penalty	\$3.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2012 Pay 2013	Special Assessment Detail	Tax	AMITY LEGAL DRAIN Prior Year Tax	\$10.00	
2012 Pay 2013	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$6,283.50	
2012 Pay 2013	Property Tax Detail	Penalty	Former Yr 2nd Install Penalty	\$6,283.50	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 1st Install Penalty	\$8,899.13	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION Former Yr 2nd Install Penalty	\$8,899.13	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY BLDG DEMOLITION Last Year 2nd Installment Tax	\$88,991.26	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY BLDG DEMOLITION LY 2nd Installment Penalty	\$8,899.13	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 1st Install Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 Former Yr 2nd Install Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY SEWER 03/29/12 Last Year 1st Installment Tax	\$1,696.97	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 LY 1st Install Spa Fixed Fee 1	\$15.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 LY 1st Install Spa Fixed Fee 2	\$23.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY SEWER 03/29/12 LY 1st Install Spa Fixed Fee 3	\$5.00	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 LY 1st Installment Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY SEWER 03/29/12 LY 1st Spa Fixed Fee Penalty	\$169.70	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 1st Installment Tax	\$0.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 1	\$0.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 2	\$0.00	
2012 Pay 2013	Special Assessment Detail	Fee	FRANKLIN CITY WEED CUTTING 2ND 2nd Install Spa Fixed Fee 3	\$0.00	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Penalty	\$41.22	
2012 Pay 2013	Special Assessment Detail	Tax	FRANKLIN CITY WEED CUTTING 2ND 2nd Installment Tax	\$412.22	
2012 Pay 2013	Special Assessment Detail	Penalty	FRANKLIN CITY WEED CUTTING 2ND 2nd Spa Fixed Fee Penalty	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$10,632.00	
2012 Pay 2013	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$10,632.00	
2012 Pay 2013	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$1,063.20	
2012 Pay 2013	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$1,063.20	
2012 Pay 2013	Property Tax Detail	Penalty	Prior Year Penalty	\$15,242.70	
2012 Pay 2013	Property Tax Detail	Tax	Prior Year Tax	\$41,571.00	
2012 Pay 2013	Property Tax Detail	Fee	Prior Year Tax Sale Costs	\$100.00	
2012 Pay 2013	Property Tax Detail	Fee	Tax Sale Fee	\$105.00	

**Total:**

Tax Year	Amount	Bal Due
2017 Pay 2018	\$7,251.25	\$1,762.50
2016 Pay 2017	\$3,713.75	
2015 Pay 2016	\$358,218.86	
2014 Pay 2015	\$316,990.21	
2013 Pay 2014	\$276,549.06	

Tax Year	Amount	Bal Due
2012 Pay 2013	\$238,210.26	

#### Payments

##### Detail:

Tax Year	Effective Payment Date	Amount
2017 Pay 2018	5/10/2018	\$5,488.75

##### Total:

Tax Year	Amount
2017 Pay 2018	\$5,488.75

#### Pay Taxes Online

[Pay Taxes Online](#)

#### Apply for Homestead Deduction

Apply online for Indiana Homestead Property Tax Deduction

This is an affidavit, click here to view instructions and disclosure

#### Apply for Mortgage Deduction

Apply online for Indiana Mortgage Deduction

This is an affidavit, click here to view instructions and disclosure

**No data available for the following modules:** Land, Residential Dwellings, Improvements, Deductions.

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