

BOARD OF PUBLIC WORKS AND SAFETY
Agenda Request Form

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.

Date Submitted:	May 27, 2025	Meeting Date:	June 2, 2025
Contact Information:			
Requested by:	Joanna Tennell		
On Behalf of Organization or Individual: City of Franklin			
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe Street, Franklin, IN 46131		
Describe Request:			
Execution of Drainage Easement, Quit Claim Deed and Sales Disclosure Form related to the Redwood Apartment project.			
List Supporting Documentation Provided:			
1. Drainage Easement			
2. Quit Claim Deed			
3. Sales Disclosure Form			
Who will present the request?			
Name:	Joanna Tennell	Telephone:	317-736-3631

In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.

STATE OF INDIANA)
)
COUNTY OF JOHNSON) **DRAINAGE EASEMENT**
) SS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which is now acknowledged, City of Franklin, Indiana (hereinafter referred to as "GRANTOR"), warrants to Redwood Franklin Upper Shelbyville Road IN P1 LLC, its successors, and assigns (hereinafter collectively referred to as "GRANTEE"), that GRANTOR has title to said real estate and is fully empowered to convey said interest in real estate, and grants, bargains, sells, transfers, dedicates, and conveys unto the GRANTEE an easement with the right to erect, construct, install and lay, use, operate, inspect, repair, maintain, replace and remove, storm sewer line(s), drainage improvements and appurtenances thereto, which is/are part of, or are to become part of, the GRANTEE's storm sewer system over, across, and through the land of the GRANTOR situated in Johnson County, State of Indiana, and said easement being described as follows:

A perpetual permanent easement as shown on Exhibit 'A' & 'B'

Deed Book 245 Page 438 Recorded on _____

The GRANTEE covenants to maintain the easement in good repair so that no damage will result from its use to the adjacent land of the GRANTOR, his trustees, successors and assigns.

This easement grant shall include, but not be limited to, the following respective rights and duties of Grantor and Grantee:

1. Grantee shall have the right of ingress and egress over the Easement Area, and over the adjoining land of Grantor's Property (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Prior to commencing any work, Grantee shall notify Grantor in writing identifying proposed work. Grantee shall have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and/or other vegetation upon or over the Easement Area. Grantee shall also have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and/or other vegetation which are adjacent to the Easement Area but only to the extent such vegetation may endanger, as reasonably determined by Grantor, the safe or reliable operation of the Facilities, or where such vegetation is trimmed consistent with generally accepted arboricultural practices.

3. To the best of Grantor's knowledge, the Easement Area and the adjoining land of Grantor's Property, have never been used to release, discharge, generate or store any toxic, hazardous, corrosive, radioactive or otherwise harmful substance or material.
4. Grantor shall not place, or permit the placement of, any obstructions, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such obstruction.
5. Grantee shall have the right to pile soil and other material and to operate equipment upon the surface of the Easement Area and the adjoining land of Grantor's Property, *but only* during those times when Grantee is constructing, reconstructing, maintaining, repairing, replacing, relocating, adding to, modifying, or removing the Facilities.
6. Excluding the removal of vegetation and obstructions as provided herein, any physical damage to the surface area of the Easement Area and the adjoining land of Grantor's Property resulting from the exercise of the rights granted herein to Grantee, shall be promptly paid by Grantee, or repaired or restored by Grantee to a condition which is reasonably close to the condition it was in prior to the damage, all to the extent such damage is caused by Grantee or its contractors or employees. In the event that Grantee does not, in the opinion of Grantor, satisfactorily repair any damage, Grantor must, within ninety (90) days after such damage occurs, file a claim for such damage with Grantee.
7. Grantor shall have the right to use the Easement Area and the adjoining land of Grantor's Property in any manner which is consistent with the rights granted herein to Grantee, and shall comply with all applicable codes when making use of the land near the Facilities.
8. Notwithstanding anything to the contrary contained herein, Grantor shall not without the prior written consent of Grantee (a) construct or install, or permit the construction or installation of any building, house, or other above-ground structure, or portion thereof, upon the Easement Area; or (b) excavate or place, or permit the excavation or placement of any soil or other material upon or below the Easement Area; or (c) cause, by excavation or placement of material, either on or off the Easement Area, a pond, lake, or similar containment vehicle that would result in the retention of water in any manner within the Easement Area.
9. Grantor warrants that it has the necessary authority and title to Grantor's Property to grant this easement to Grantee, and shall defend and hold Grantee harmless from the claim of any third party that Grantor does not have such authority or title.
10. The respective rights and duties herein of Grantor and Grantee shall inure to the benefit of, and shall be binding upon the respective successors, assigns, heirs, personal representatives, lessees, licensees, and/or tenants of Grantor and Grantee. Easement, Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so. The exercise of any or all of the rights and privileges of Grantee set forth herein, shall be at the sole discretion of Grantee.

The undersigned persons executing this easement on behalf of GRANTOR represent and certify that they have been authorized to execute and deliver this easement.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its name, this _____ day of _____ 20____.

By: _____

Printed: Steve Barnett

Title: Mayor

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Steve Barnett, Mayor being first duly sworn upon their oath, and acknowledged the execution of the foregoing and the facts therein set forth are true and correct.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

Notary Public

Printed: _____

Resident of _____ County

My Commission Expires:

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.

Signed: Joanna M. Tennell

*Prepared by:
Joanna Tennell, Planning Director
City of Franklin
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131*

EXHIBIT 'A'

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 13, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at a stone found at the northeast corner of the Northwest Quarter of said Section 13; thence North 87 degrees 33 minutes 45 seconds West 1,685.97 feet (assumed basis of bearings) along the north line of said Northwest Quarter; thence South 00 degrees 08 minutes 18 seconds East 231.00 feet to the northwest corner of Tract I as described in Instrument Number 2024-011505, in the Office of the Recorder of Johnson County, Indiana; thence South 87 degrees 33 minutes 35 seconds East 29.56 feet along the north line of said Tract I to the northeast corner of the Exception to said Tract I; thence South 87 degrees 33 minutes 45 seconds East 1,125.44 feet along the north line of said Tract I to the southeast corner of the parcel conveyed to Robert L. Clawson as described in Instrument Number 2009-016858, in the Office of said Recorder; thence North 00 degrees 07 minutes 41 seconds West 167.12 feet along the east line of said Clawson parcel to the northwest corner of Tract II as described in said Instrument Number 2024-011505, the following three (3) courses are along the northeast lines thereof; 1) thence Southeasterly 258.44 feet along a curve to the right having a radius of 1,208.04 feet and subtended by a long chord having a bearing of South 66 degrees 28 minutes 34 seconds East and a length of 257.95 feet; 2) thence South 51 degrees 59 minutes 25 seconds East 257.83 feet; 3) thence South 48 degrees 03 minutes 12 seconds East 86.58 feet to the northwest corner of the parcel conveyed to the City of Franklin as described in Instrument Number 2015-029209 in the Office of said Recorder, the following three (3) courses are along the northeast lines thereof; 1)thence continue South 48 degrees 03 minutes 12 seconds East 345.63 feet; 2)thence South 45 degrees 11 minutes 27 seconds East 100.12 feet; 3)thence South 48 degrees 03 minutes 12 seconds East 86.22 feet to the POINT OF BEGINNING which is the north corner of the parcel conveyed to the City of Franklin in Deed Book 245, Page 438, in the Office of said Recorder, the following two (2) courses are along the northeast and south lines thereof; 1)thence South 47 degrees 59 minutes 36 seconds East 257.38 feet; 2)thence South 84 degrees 20 minutes 49 seconds West 381.98 feet to a southeast line of said Tract II; thence North 41 degrees 59 minutes 11 seconds East 282.34 feet along said southeast line and the southeast line of the City of Franklin parcel described in said Instrument Number 2015-029209 to the POINT OF BEGINNING. Containing 0.834 acres, more or less.

EXHIBIT 'B'

UPPER SHELBYVILLE ROAD

REDWOOD FRANKLIN UPPER
SHELBYVILLE ROAD IN P1 LLC
INSTR. NO. 2024-011505
TRACT I

REDWOOD FRANKLIN UPPER
SHELBYVILLE ROAD IN P1 LLC
INSTR. NO. 2024-011505
TRACT II

CITY OF FRANKLIN
INSTR. NO. 2015-029209

S84°20'49"W
381.98'

CITY OF FRANKLIN
BK 245 PG 438

N41°59'11"E
282.34'

S47°59'36"E
257.38'

POINT OF
BEGINNING

S87°33'35"E
29.56'

S00°08'18"E
231.00'

S87°33'45"E
1125.44'

N00°07'41"W
167.12'

Curve Data
R = 1208.04'
L = 258.44'
C = 257.95'
CBRG = S66°28'34"E

257.83'
S51°59'25"E
EASTVIEW DRIVE

S48°03'12"E
86.58'

S48°03'12"E
345.63'

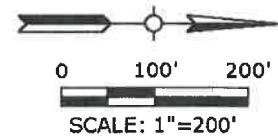
S45°11'27"E
100.12'

S48°03'12"E
86.22'

N. LINE OF NW 1/4
SECTION 13, T.12N, R.4E

N87°33'45"W - 1685.97'

POINT OF COMMENCEMENT
NE CORNER OF NW 1/4
SECTION 13, T.12N, R.4E
STONE FOUND



**AMERICAN
STRUCTUREPOINT
INC.**

9020 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5680 | FAX 317.543.0870
www.structurepoint.com

REDWOOD FRANKLIN
City of Franklin Parcel

Scale:	1" = 200'
Drawn By:	MJS
Checked By:	MJS
Date:	5-19-25
Job No.:	22.02959

**SHEET
1 of 1**

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH that the **CITY OF FRANKLIN INDIANA** ("Grantor") hereby conveys and quit claims all interest in the property described in **Exhibit A** attached hereto to **REDWOOD FRANKLIN UPPER SHELBYVILLE ROAD IN P1 LLC**, an Ohio limited liability company ("Grantee"), for good and valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Johnson County, Indiana, to-wit:

Located at the intersection of Eastview Drive and Upper Shelbyville Road (East 100 North)

Subject to current real estate taxes.

Subject to easements, restrictions and covenants of record, if any.

DATED: _____, 2025.

CITY OF FRANKLIN INDIANA

By: _____

Printed: Steve Barnett

Title: Mayor

STATE OF _____)
COUNTY OF _____) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____, 2025, personally appeared Steve Barnett, the Mayor of the City of Franklin, Indiana and executed the foregoing Quit Claim Deed in my presence.

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

County of Residence:

Notary Public

Commission # and Expiry Date:

Printed Name

Grantee's Address & send tax notices to:

Redwood Franklin Upper Shelbyville Road IN P1 LLC
7007 East Pleasant Valley Road
Independence, OH 44131

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. David A. Adams, Esq.

This instrument was prepared by David A. Adams, Esq., Krieg DeVault LLP, 12800 North Meridian Street, Suite 300, Carmel, Indiana 46032.

EXHIBIT A

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 87 DEGREES 33 MINUTES 45 SECONDS WEST 1,685.97 FEET (ASSUMED BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 18 SECONDS EAST 231.00 FEET TO THE NORTHWEST CORNER OF THE 19.3-ACRE PARCEL CONVEYED TO KYKA PROPERTIES, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2013-014104, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE SOUTH 87 DEGREES 33 MINUTES 35 SECONDS EAST 29.56 FEET ALONG THE NORTH LINE OF SAID KYKA PARCEL TO THE NORTHEAST CORNER OF THE PARCEL CONVEYED TO THE CITY OF FRANKLIN AS DESCRIBED IN INSTRUMENT NUMBER 2018-006300, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 87 DEGREES 33 MINUTES 45 SECONDS EAST 1,125.44 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO ROBERT L. CLAWSON AS DESCRIBED IN INSTRUMENT NUMBER 2009-016858, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST 167.12 FEET ALONG THE EAST LINE OF SAID CLAWSON PARCEL TO THE NORTHWEST CORNER OF THE 12.6-ACRE PARCEL CONVEYED TO KYKA PROPERTIES AS DESCRIBED IN INSTRUMENT NUMBER 2017-017828, IN THE OFFICE OF SAID RECORDER, THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHEAST LINES THEREOF; 1) THENCE SOUTHEASTERLY 258.44 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,208.04 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 66 DEGREES 28 MINUTES 34 SECONDS EAST AND A LENGTH OF 257.95 FEET; 2) THENCE SOUTH 51 DEGREES 59 MINUTES 25 SECONDS EAST 257.83 FEET; 3) THENCE SOUTH 48 DEGREES 03 MINUTES 12 SECONDS EAST 86.58 FEET TO THE NORTHWEST CORNER OF THE PARCEL CONVEYED TO THE CITY OF FRANKLIN AS DESCRIBED IN INSTRUMENT NUMBER 2015-029209 IN THE OFFICE OF SAID RECORDER, THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHWEST LINES THEREOF; 1) THENCE SOUTH 42 DEGREES 20 MINUTES 34 SECONDS EAST 50.25 FEET; 2) THENCE SOUTH 48 DEGREES 03 MINUTES 12 SECONDS EAST 250.00 FEET; 3) THENCE SOUTH 39 DEGREES 31 MINUTES 22 SECONDS EAST 101.12 FEET; 4) THENCE SOUTH 48 DEGREES 03 MINUTES 12 SECONDS EAST 110.15 FEET TO THE NORTH LINE OF THE PARCEL CONVEYED TO THE CITY OF FRANKLIN IN DEED BOOK 245, PAGE 438 WHICH IS THE POINT OF BEGINNING; 5) THENCE CONTINUE SOUTH 48 DEGREES 03 MINUTES 12 SECONDS EAST 21.69 FEET TO THE SOUTHEAST LINE OF SAID 12.6-ACRE KYKA PARCEL; THENCE SOUTH 41 DEGREES 59 MINUTES 21 SECONDS WEST 267.34 FEET ALONG SAID SOUTHEAST LINE TO THE SOUTH LINE OF SAID CITY OF FRANKLIN PARCEL, THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTH AND WEST LINES THEREOF; 1) THENCE SOUTH 84 DEGREES 20 MINUTES 49 SECONDS WEST 28.89 FEET; 2) THENCE NORTH 41 DEGREES 32 MINUTES 49 SECONDS EAST 288.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.132 ACRES, MORE OR LESS.

Parcel #41-08-13-012-007.002-018

UPPER SHELBYVILLE ROAD

KYKA PROPERTIES, LLC
INSTR. NO. 2013-014104

S87°33'35"E
29.56'

S00°08'18"E
231.00'

N. LINE OF NW 1/4
SECTION 13, T.12N, R.4E

S87°33'45"E
1125.44'

N00°07'41"W
167.12'

Curve Data
R = 1208.04'
L = 258.44'
C = 257.95'
CBRG = S66°28'34"E

KYKA PROPERTIES, LLC
INSTR. NO. 2017-017828

POINT OF COMMENCEMENT
NE CORNER OF NW 1/4
SECTION 13, T.12N, R.4E
STONE FOUND

N87°33'45"W - 1685.97'

EASTVIEW DRIVE

S42°20'34"E
50.25'

S51°59'25"E
257.83'

S48°03'12"E
86.58'

S48°03'12"E
250.00'

S39°31'22"E
101.12'

CITY OF FRANKLIN
INSTR. NO. 2015-029209

N41°32'49"E
288.68'

POINT OF BEGINNING

S84°20'49"W
28.89'

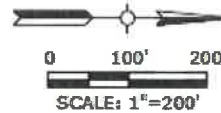
19.6'-21.6'
DEED OVERLAP

CITY OF FRANKLIN
BK 245 PG 438

S48°03'12"E
110.15'

S48°03'12"E
21.69'

S41°59'21"W
267.34'



AMERICAN
STRUCTUREPOINT
INC.

20000 10000 5000 2500 1250 625 312.5 156.25 78.125 39.0625 19.53125 9.765625 4.8828125 2.44140625 1.220703125 0.6103515625 0.30517578125 0.152587890625 0.0762939453125 0.03814697265625 0.019073486328125 0.0095367431640625 0.00476837158203125 0.002384185791015625 0.0011920928955078125 0.00059604644775390625 0.000298023223876953125 0.0001490116119384765625 0.00007450580596923828125 0.000037252902984619140625 0.0000186264514923095703125 0.00000931322574615478515625 0.000004656612873077392578125 0.0000023283064365386962890625 0.00000116415321826934814453125 0.000000582076609134674072265625 0.0000002910383045673370361328125 0.00000014551915228366851806640625 0.000000072759576141834259033203125 0.0000000363797880709171295166015625 0.00000001818989403545856475830078125 0.000000009094947017729282379150390625 0.0000000045474735088646411895751953125 0.00000000227373675443232059478759765625 0.000000001136868377216160297393798828125 0.0000000005684341886080801486968994140625 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SALES DISCLOSURE FORM

State Form 46021 (R13 / 12-21)
Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

SDF ID

County	Year	Unique ID

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

NOTE: All questions must be answered to the best of the individual's ability. If the question does not apply, write "N/A" in the space provided. If the information requested is unknown, leave the space provided blank. Failure to provide a response for the *italicized* fields shall not result in the rejection of the underlying conveyance document by local officials.

INSTRUCTIONS: For additional information on how to complete this form, see the Sales Disclosure Form Instructions.

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) 41-08-13-012-007.002-018	<input checked="" type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	100 N Franklin, IN 46131	Redwood Franklin Upper Shelbyville Road IN P1 LLC 7007 East Pleasant Valley Road Independence, OH 44131

7. Legal Description of Parcel: **See Exhibit A**

B. CONDITIONS – Check only those that apply.

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. A transfer of real property interest for valuable consideration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Buyer is an adjacent property owner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Vacant land (No structures on land)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Exchange for other real property ("Trade") Parcel Number of traded property: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Land contract. Contract term (YYYY-YYYY): _____ Contract date (MM/DD/YYYY): _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Partial interest. Describe: _____ _____ _____

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.)
If conditions 8-10 apply, filers are subject to disclosure, but not to the disclosure filing fee.		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.

C. TRANSACTION DETAILS – Complete only those that apply.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Sheriff Sale or Tax Sale
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Short Sale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Quitclaim Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Auction
5. Other: _____ Quit Claim Deed will correct a deed overlap between adjoining parcels _____ _____ _____ _____		

YES	NO	6. Transaction includes multiple Sales Disclosure Forms?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SDF Form _____ of _____
7. Date conveyance document signed (MM/DD/YYYY): _____		
8. Approximate number of days property was on the market: n//a		
9. Total number of parcels on this disclosure: 1 (If there is more than one (1) parcel, see Page 5.)		
10. Select the type(s) of property below and fill out corresponding page(s). Check all that apply.		
<input checked="" type="checkbox"/>		Residential (Complete Page 2, Sec. D-E)
<input type="checkbox"/>		Agricultural (Complete Page 2, Sec. D-E)
<input type="checkbox"/>		Commercial (Complete Page 2, Sec. F-G)
<input type="checkbox"/>		Industrial (Complete Page 2, Sec. F-G)

RESIDENTIAL OR AGRICULTURAL PROPERTY**D. SALES DATA – Complete only those that apply.**

☐ Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4

YES	NO	CONDITION	3. Planned use of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____	Describe: <u>no change</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Property is a residential rental property.	

E. FINANCE DATA – Complete only those that apply.

1. Sales Price: <u>n/a</u>	YES	NO	CONDITION
2. Personal Property included in transfer. Amount: <u>n/a</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Is the seller financing the sale? (If yes, answer questions 7-8)
3. Seller paid points/closing costs. Amount: <u>n/a</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is buyer/borrower personally liable for loan?
4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): \$ <u>n/a</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is this a mortgage loan?
5. Describe any less-than-complete ownership interest and terms of seller financing. <u>n/a</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Was an appraisal done?

COMMERCIAL OR INDUSTRIAL PROPERTY**F. SALES DATA – Complete only those that apply.**

☐ Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4.

YES	NO	CONDITION	3. Planned use of the property?
<input type="checkbox"/>	<input type="checkbox"/>	1. Changes to the property between Jan. 1 and sale date? Describe: _____	Describe: _____
<input type="checkbox"/>	<input type="checkbox"/>	2. Property is a residential rental property.	

G. FINANCE DATA – Complete only those that apply.

☐ Information contained in questions 2-13 is confidential and non-disclosable under IC § 5-14-3-4 and IC § 6-1.1-35-9

1. Sales price. Amount: _____	9. How was the sale financed? (Check any that apply)
Check only those conditions that apply.	<input type="checkbox"/> All Cash <input type="checkbox"/> Seller Financing <input type="checkbox"/> Construction Loan
YES NO CONDITION	<input type="checkbox"/> Mortgage Loan <input type="checkbox"/> Sale Leaseback <input type="checkbox"/> Small Business Loan
<input type="checkbox"/> <input type="checkbox"/> 2. Sale price included an existing business?	10. How was property marketed? <input type="checkbox"/> Word of mouth
<input type="checkbox"/> <input type="checkbox"/> 3. Sale price included a liquor license?	<input type="checkbox"/> List with broker <input type="checkbox"/> For sale sign <input type="checkbox"/> Buyer approached
<input type="checkbox"/> <input type="checkbox"/> 4. Transaction was part of a portfolio sale?	11. Special Circumstances? (Check any that apply)
<input type="checkbox"/> <input type="checkbox"/> 5. Any part of the property was leased at time of sale?	<input type="checkbox"/> Sale between same business entity <input type="checkbox"/> Sale in lieu of foreclosure <input type="checkbox"/> Sold at auction
<input type="checkbox"/> <input type="checkbox"/> 6. Sale included property receiving an abatement?	<input type="checkbox"/> Trade of equipment or services <input type="checkbox"/> Sale of partial interest
<input type="checkbox"/> <input type="checkbox"/> 7. Appraisal was completed for the sale? Appraisal Value \$ _____	12. Value of personal property included: \$ _____
<input type="checkbox"/> <input type="checkbox"/> 8. Sale included property in a Tax Increment Finance (TIF) District?	13. Value of intangible personal property included: \$ _____

RELIGIOUS USE PROPERTY TAX EXEMPTION

Is the property being transferred going to continue to be used by a church or religious society for the same property tax exempt purposes provided by IC 6-1.1-21-10(e)?	YES	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. PREPARER																																				
Preparer of the Sales Disclosure Form David A. Adams, Esq.		Title Partner																																		
Company Krieg DeVault LLP		E-mail address dadams@kdlegal.com	Telephone number () 317-566-1110																																	
Address (number and street, city, state, country, and ZIP Code) 12800 N Meridian St., Ste. 300, Carmel, Indiana, USA 46032																																				
I. SELLER(S)/GRANTOR(S)																																				
Seller 1 – Name as it appears on conveyance document CITY OF FRANKLIN INDIANA		Seller 2 – Name as it appears on conveyance document																																		
Address (number and street) 70 E MONROE STSREET		Address (number and street)																																		
City, state, and ZIP Code FRANKLIN, IN 46131		City, state, and ZIP Code																																		
Country USA		Country																																		
E-mail address	Telephone number ()	E-mail address	Telephone number ()																																	
Under penalties of perjury, I hereby certify this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony.																																				
Signature of Seller		Signature of Seller																																		
Printed Name of Seller	Date signed (mm/dd/yyyy)	Printed Name of Seller	Date signed (mm/dd/yyyy)																																	
J. BUYER(S)/GRANTEE(S) – APPLICATION FOR PROPERTY TAX DEDUCTIONS – IDENTIFY ALL THAT APPLY																																				
Buyer 1 – Name as it appears on conveyance document Redwood Franklin Upper Shelbyville Rd IN P1 LLC		Buyer 2 – Name as it appears on conveyance document																																		
Address (number and street) 7007 E PLEASANT VALLEY RD		Address (number and street)																																		
City, state, and ZIP Code INDEPENDENCE, OH 44131		City, state, and ZIP Code																																		
Country USA		Country																																		
E-mail address	Telephone number ()	E-mail address	Telephone number ()																																	
Pursuant to IC 6-1.1-12-44, the Sales Disclosure Form may be used to apply for certain deductions. Identify all of those that apply:																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>1. Will this property be the buyer's primary residence?</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:</td> </tr> <tr> <td colspan="3">Address (number and street)</td> </tr> <tr> <td colspan="3">City, state, ZIP code, and county</td> </tr> </tbody> </table>		YES	NO	CONDITION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:	Address (number and street)			City, state, ZIP code, and county			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>YES</th> <th>NO</th> <th>CONDITION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>3. Homestead</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>4. Solar Energy Heating or Cooling System</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>5. Wind Power Device</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>6. Hydroelectric Power Device</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>7. Geothermal Energy Heating or Cooling Device</td> </tr> </tbody> </table>		YES	NO	CONDITION	<input type="checkbox"/>	<input type="checkbox"/>	3. Homestead	<input type="checkbox"/>	<input type="checkbox"/>	4. Solar Energy Heating or Cooling System	<input type="checkbox"/>	<input type="checkbox"/>	5. Wind Power Device	<input type="checkbox"/>	<input type="checkbox"/>	6. Hydroelectric Power Device	<input type="checkbox"/>	<input type="checkbox"/>	7. Geothermal Energy Heating or Cooling Device
YES	NO	CONDITION																																		
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Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information, SSN/Driver's License/ID/Other Number is necessary if a Homestead Deduction is being filed.)																																				
Signature of Buyer 1		Signature of Buyer 2/Spouse																																		
Printed Legal Name of Buyer 1	Sign Date (MM/DD/YY)	Printed Legal Name of Buyer 2/Spouse	Sign Date (MM/DD/YY)																																	
Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number		Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number																																		

PART 2 – COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending it to the auditor:

	1. Property (Parcel Number)	2. AV of Land	3. AV of Improvement	4. Value of Depreciable Personal Property		
A.)						
	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage	
A.)						
Assessor Stamp		10. Identify physical changes to property between the assessment date and the date of sale: _____ _____ _____ _____ _____		YES	NO	CONDITION
				<input type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?
				<input type="checkbox"/>	<input type="checkbox"/>	12. State sales disclosure fee required?
				13. Date of sale (mm/dd/yyyy): _____		
				14. Date form received (mm/dd/yyyy): _____		

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special _____ _____ _____ _____	YES	NO	CONDITION
	<input type="checkbox"/>	<input type="checkbox"/>	16. Sale valid for trending?
	<input type="checkbox"/>	<input type="checkbox"/>	17. Validation of sale complete?
	18. Validated by: _____		

PART 3 – COUNTY AUDITOR

Auditor Stamp	1. State sales disclosure fee amount collected: \$ _____	YES	NO	CONDITION
	2. Other local fee: \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?
	3. Total fee collected: \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	7. Is state sales disclosure fee collected?
	4. Auditor receipt book number: _____	<input type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?
	5. Date of transfer (mm/dd/yyyy): _____			

PART 4 – RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID	SDF Date (mm/dd/yyyy)	Buyer 1 – Name as appears on conveyance document	
Parcel number		Address of Property (number and street)	
Check those deductions for which the individual has applied: <input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal		City, state, and ZIP Code of property	
		Auditor Signature	Date (mm/dd/yyyy)

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form, commits a Level 5 felony.

**SALES DISCLOSURE PART 1(A)**

State Form 55632 (R / 12-21)

SDF ID

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County

Year

Unique ID

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR**A. PROPERTY TRANSFERRED** – Must be conveyed on a single conveyance document.

(Multiple parcels can be listed on this form and attached to State Form 46021 only if they are contiguous and located entirely within a single taxing district.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
B.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel B:			
C.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel C:			
D.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel D:			
E.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel E:			
F.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel F:			
G.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel G:			
H.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel H:			