



SALES DISCLOSURE FORM

State Form 46021 (R11/12-11)
 Prescribed by Department of Local Government Finance
 Pursuant to IC 6-1.1-5.5

SDF ID

02	2017	1729758
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 County Year Unique ID

SDF Date:

PRIVACY NOTICE: The telephone numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR
A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
Parcel Number: 020724102001000073	<input type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	5626 COLDWATER RD FORT WAYNE, IN 46825	3695 B Boardman-Canfield Rd., Ste 200 Canfield, OH 44406

7. Legal Description:
 5-24-1-109 WASHINGTON CENTER PLACE SEC A LOT 16 EX PT TO HWY & EX PT TO ST

B. CONDITIONS - IDENTIFY ALL THAT APPLY **C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1 - 15**

<p><i>If condition 1 applies, filer is subject to disclosure and a disclosure filing fee</i></p> <p><input checked="" type="checkbox"/> 1. A transfer of real property interest for valuable consideration.</p> <p><input type="checkbox"/> 2. Buyer is an adjacent property owner.</p> <p><input type="checkbox"/> 3. Vacant land.</p> <p><input type="checkbox"/> 4. Exchange for other real property. ("Trade")</p> <p><input type="checkbox"/> 5. Seller paid points. (Provide the value Table C Item 12.)</p> <p><input type="checkbox"/> 6. Change planned in the primary use of the property? (Describe in special circumstances in Table C Item 3)</p> <p><input type="checkbox"/> 7. Existence of family or business relationship between buyer and seller. (Complete Table C Item 4)</p> <p><input type="checkbox"/> 8. Land contract. Contract term (YY): 0 Land Contract Date (MM/DD/YYYY):</p> <p><input type="checkbox"/> 9. Personal property included in transfer. (Provide the value Table C Item 5.)</p> <p><input type="checkbox"/> 10. Physical changes to property between March 1 and date of sale. (Describe in special circumstances in Table C Item 3)</p> <p><input type="checkbox"/> 11. Partial interest. (Describe in special circumstances in Table C Item 3)</p> <p><input type="checkbox"/> 12. Easements or right-of-way grants.</p>	<p>1. Conveyance date (MM/DD/YYYY): 08/24/2017</p> <p>2. Total Number of parcels: 1</p> <p>3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.</p> <p style="text-align: center;"><i>See attachments for additional applicable circumstances</i></p> <p><input type="checkbox"/> 4. Family or business relationship existing between buyer and seller? Amount of discount: \$0.00</p> <p><i>Disclose actual value in money, property, a service, an agreement, or other consideration.</i></p>
<p><i>If conditions 13 - 15 apply, filers are subject to disclosure, but no disclosure filing fee.</i></p> <p><input type="checkbox"/> 13. Document for compulsory transactions as result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.</p> <p><input type="checkbox"/> 14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.</p> <p><input type="checkbox"/> 15. Transfer to a charity, not-for-profit organization, or government.</p>	<p>5. Estimated value of personal property: \$0.00</p> <p>6. Sales price: \$690,000.00</p> <p><input type="checkbox"/> 7. Is the seller financing sale? If yes, answer questions (8-13)</p> <p><input type="checkbox"/> 8. Is buyer/borrower personally liable for loan?</p> <p><input type="checkbox"/> 9. Is this a mortgage loan?</p> <p>10. Amount of loan: \$0.00</p> <p>11. Interest rate: 0.0000%</p> <p>12. Amount in points: \$0.00</p> <p>13. Amortization Period: 000</p>

D. PREPARER

Klaehn, Jeff

Preparer of the Sales Disclosure Form

9604 Coldwater Road Ste 105

Address (Number and Street)

FORT WAYNE, IN 46825

City, State, and ZIP Code

Commercial Manager

Title

Metropolitan Title

*Company**Telephone Number**E-mail***E. SELLER(S)/GRANTOR(S)**

Chi-Hsiung Shih

Seller - Name as appears on conveyance document

1124 Bunker Hill

Address (Number and Street)

FORT WAYNE, IN 46825

*City, State, and ZIP Code**Telephone Number**E-mail**Seller - Name as appears on conveyance document**Address (Number and Street)**City, State, and ZIP Code**Telephone Number**E-mail*

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, "Real Property Sales Disclosure Act".

*Signature of Seller**Printed Name of Seller**Sign Date (MM/DD/YYYY)**Signature of Seller**Printed Name of Seller**Sign Date (MM/DD/YYYY)***F. BUYER(S)/GRANTEE(S) - APPLICATION FOR DEDUCTIONS AND CREDITS - IDENTIFY ALL ITEMS THAT APPLY**

BRV-X, LLC

Buyer - Name as appears on conveyance document

3695 B Boardman-Canfield Rd., Ste 200

Address (Number and Street)

CANFIELD, OH 44406

City, State, and ZIP Code

N

*Telephone Number**E-mail**E-mail Tax Bill (Y/N)**Buyer - Name as appears on conveyance document**Address (Number and Street)**City, State, and ZIP Code**Telephone Number**E-mail**E-mail Tax Bill (Y/N)***THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY**

1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county:

*Address (Number and Street)**City, State, and ZIP Code**County*

2. Does the buyer have a homestead to be vacated for this residence? If yes, provide complete address of residence being vacated, including county:

*Address (Number and Street)**City, State, and ZIP Code**County*

3. Homestead
 4. Solar Energy Heating/Cooling System
 5. Wind Power Device
 6. Hydroelectric Power Device
 7. Geothermal Energy Heating/Cooling Device
 8. Is this property a residential rental property?
 9. Would you like to receive tax statements for this property via e-mail? (Provide contact information below. Please see the instructions for more information. Not available in all counties.)

*Primary property owner contact name**E-mail*

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, "Real Property Sales Disclosure Act". (Note: Spouse Information, Social Security and Driver's License/other numbers are not necessary if no Homestead Deduction is being filed.)

*Signature of Buyer**Printed Name of Buyer**Sign Date (MM/DD/YYYY)**Last 5 digits of Buyer 1 Driver's License/ID/Other Number**State**Last 5 Digits of Social Security Number**Signature of Buyer / Spouse**Printed Name of Buyer / Spous**Sign Date (MM/DD/YYYY)**Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number**State**Last 5 Digits of Social Security Number*

PART 2 - COUNTY ASSESSOR

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

1. Parcel	2. AV Land	3. AV Improvement	4. AV Personal Property	5. Total AV	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage

<p>Assessor Stamp</p>	<p>10. Identify physical changes to property between March 1 and date of sale.</p>	<p><input type="checkbox"/> 11. Is form completed?</p> <p><input type="checkbox"/> 12. Sales fee required?</p> <p>13. Date of sale (MM/DD/YYYY): _____</p> <p>14. Date form received (MM/DD/YYYY): _____</p>
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Items 15 through 18 are to be completed by the assessor when validating this sale:

<p>15. If applicable, identify any additional special circumstances relating to validation of sale.</p>	<p><input type="checkbox"/> 16. Sale valid for trending?</p> <p><input type="checkbox"/> 17. Validation of sale complete?</p> <p>18. Validated by: _____</p>
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PART 3 - COUNTY AUDITOR

<p>Auditor Stamp</p>	<p>1. Disclosure fee amount collected: _____</p> <p>2. Other Local Fee: _____</p> <p>3. Total Fee Collected: _____</p> <p>4. Auditor receipt book number: _____</p> <p>5. Date of transfer (MM/DD/YYYY): _____</p>	<p><input type="checkbox"/> 6. Is form completed?</p> <p><input type="checkbox"/> 7. Is fee collected?</p> <p><input type="checkbox"/> 8. Attachments complete?</p>
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PART 4 - RECEIPT FOR STATEMENT OF CREDIT/DEDUCTION OF ASSESSED VALUATION

<p>SDF ID _____ SDF Date (MM/DD/YYYY) _____</p> <p>Parcel Number _____</p>	<p>Buyer 1 - Name as appears on conveyance document _____</p> <p>Address of Property (Number and Street) _____</p> <p>City, State, and ZIP Code of Property _____</p> <p>Auditor Signature _____ Date (MM/DD/YYYY) _____</p>									
<p>Check All that Apply:</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Homestead</td> <td><input type="checkbox"/> Solar Energy</td> <td><input type="checkbox"/> Wind Power</td> </tr> <tr> <td><input type="checkbox"/> Hydroelectric</td> <td><input type="checkbox"/> Geothermal</td> <td><input type="checkbox"/> Rental Property</td> </tr> <tr> <td><input type="checkbox"/> Electronic statement (e-mail)</td> <td colspan="2">_____</td> </tr> </table>		<input type="checkbox"/> Homestead	<input type="checkbox"/> Solar Energy	<input type="checkbox"/> Wind Power	<input type="checkbox"/> Hydroelectric	<input type="checkbox"/> Geothermal	<input type="checkbox"/> Rental Property	<input type="checkbox"/> Electronic statement (e-mail)	_____	
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<input type="checkbox"/> Electronic statement (e-mail)	_____									

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 Class C felony.