

**REQUEST OF PROPOSALS (RFP)
(PUBLIC OFFERING)**



**EASTLAWN DEVELOPMENT PROJECT
VACANT LAND CONSISTING OF APPROXIMATELY 8.801 ACRES +/-
1613 E. 8th STREET
JEFFERSONVILLE, INDIANA**

**Jeffersonville Redevelopment Commission
Scott Hawkins, President
500 Quartermaster Ct.
Jeffersonville, IN 47130**

November 13, 2023

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SECTION A: NOTICE OF SALE OF REAL ESTATE FOR DEVELOPMENT AND REQUEST FOR PROPOSALS

NOTICE is hereby given by the Jeffersonville Redevelopment Commission (“Commission”) that on the 27th day of December, 2023 at 5 p.m., the Commission in the Mayor’s Conference Room on the second floor of the City Hall, 500 Quartermaster Ct., Suite 251, Jeffersonville, Indiana, will open and consider written offers for the sale and development of certain vacant Property of real estate (“Property”).

The Commission is willing to entertain proposals for single family residential uses for the development of the Property.

PARCEL DESCRIPTIONS

NOTE: for purposes of the preparation of these descriptions, no surveys of the described real estate were performed and no monuments were set. Legal descriptions are from the public assessor records. The following parcels are offered:

SEE ATTACHED EXHIBIT “A”

1. Offering packet may be accessed online at www.cityofjeff.net or picked up in the Department of Redevelopment, 500 Quartermaster Ct., Jeffersonville, Indiana between the hours of 8:30 a.m. and 4:30 p.m. weekdays. Please direct questions about receiving packets to Rob Waiz at this location address, by email at rwaiz@cityofjeff.net or 812-285-6406. Items included in the offering packet:

SECTION B: Instructions to Proposers

SECTION C: Offering Sheet

Attachment #1: Proposal for Redevelopment

Attachment #2: Project Description

Attachment #3: Statement of Proposer’s Qualifications

2. Items also available for review in the Department of Redevelopment in hard copy:

Offering Packet

3. Development standards and limitations:

A. Redevelopment will be subject to the permitted used in the Jeffersonville Zoning Code. Proposers are encouraged to consult with the Jeffersonville Department of Planning and Zoning.

B. The property shall also be subject to limitations identified in Section B (Instruction to Proposers).

C. The property may contain environmental contamination.

4. Proposals submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:

A. Beneficiary of the trust; and

B. Settler empowered to revoke or modify the trust.

All submission to this Request for Proposals (RFP) must be made to the Department of Redevelopment, ATTN: Rob Waiz, City

Hall, 500 Quartermaster Ct., Jeffersonville, IN 47130 by Noon (local time) on December 27, 2023.

IMPORTANT DATES

- | | |
|---|-------------------|
| • Issuance of RFP | November 13, 2023 |
| • Deadline for Questions from Proposer | December 18, 2023 |
| • Deadline for Responses to Questions from Proposer | December 22, 2023 |
| • Deadline to Submit RFP | December 27, 2023 |
| • Opening of Submissions | December 27, 2023 |

END OF SECTION A: NOTICE OF SALE

SECTION B: INSTRUCTIONS TO PROPOSERS

**Eastlawn Development Project (Approximately 8.801 +/- acres)
1613 E. 8th Street
Jeffersonville, Indiana**

1. **GENERAL:** In accordance with IC 36-7-14-22 the Commission is offering for sale property described in the Offering Sheet included in this proposal package.

a. The sale of the property was duly advertised in The News and Tribune. The sale of the property will be governed by the procedures that have been established by the Commission in accordance with appropriate regulations and statutes of the State of Indiana. All offers, to qualify for consideration by the Commission, must be prepared and submitted in accordance with these procedures.

b. The sale of the property will be in accordance with, and the successful proposer must be willing to negotiate and enter into, a Development Agreement with the Commission within sixty (60) days of the acceptance of the proposal, which Development Agreement shall set forth the nature of the development of the property.

c. Interested proposers shall provide a development plan for single family residential development.

d. The Commission has caused to be prepared an Offering Sheet which lists the Property being offered at this time and states the minimum offering price and other essential terms for which offers on such Property will be considered. Each proposer must make an offer of at least the minimum purchase price and include in its bid the essential terms stated on the Offering Sheet.

e. A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each: (A) beneficiary of the trust; and (B) settler empowered to revoke or modify the trust.

2. **SEALED OFFERS:** Sealed written offers, in accordance with these Instructions to Bidders and on the forms attached hereto, will be received by the Commission in the Department of Redevelopment, City Hall, 500 Quartermaster Ct., Jeffersonville, Indiana until Noon (local time) on December 27, 2023. Each bidder shall submit five print copies of the proposal and an electronic copy. At 5 p.m. (local time) on December 27, 2023 in the Mayor's Conference Room on the second floor of the City Hall located at 500 Quartermaster Ct., Suite 251, Jeffersonville, Indiana, the Commission will publicly open and consider all written offers at a public meeting of the Commission. All exhibits, drawings, renderings and other material to be used in such presentation that are in addition to the proposal shall be deposited by each proposer at the time of the submission of the written offers and shall be retained by the Commission. Within ten (10) days after an award is made, unsuccessful proposers may pick up their supplemental exhibits, after which date all remaining materials will be disposed of in any manner the Commission deems appropriate under Indiana law.

All exhibits and graphics of the successful bidder remain the property of the Commission. The successful bidder, however, may arrange to borrow graphics for other presentations.

3. **EARNEST MONEY DEPOSIT:** Each offer must be accompanied by an earnest money deposit (“Deposit”) which shall not be less than 1% of the total amount of the purchase price. The deposit shall be a cashier’s or certified check payable to the Jeffersonville Department of Redevelopment and drawn on a solvent bank. No offer will be considered unless it is accompanied by the required deposit. The deposit shall be given as security that the proposer will, if notified of said acceptance, commence good faith negotiations with the Commission or its representatives or agents relating to the terms of the Development Agreement and in the Instructions to the Proposers and Offering Sheet. The deposit will be forfeited and surrendered to the Commission as an agreed amount of liquidated damages in case of failure by the accepted proposer to comply with the terms of this paragraph or, if the Commission and the successful proposer enter into a Development Agreement, and the accepted proposer fails to fully comply with the terms and conditions of the Development Agreement. The deposit of the accepted proposer shall be applied to the purchase price of the property at the closing. All checks of unsuccessful proposer will be promptly returned to the unsuccessful proposers, as indicated by his/her signature at the end of the Proposal for Redevelopment (attached hereto). If the Commission and the accepted proposer are unable to reach agreement on the terms and conditions of the Development Agreement within 45 days of acceptance of such proposal, then the deposit will be returned to such accepted proposer and such accepted proposer will have no further rights (development or otherwise) regarding the property, in which the Commission may re-offer the property or otherwise dispose of the same as permitted by law.

4. **FORM OF OFFER:** Every offer must be made on the forms attached hereto. Any additional information should be submitted as an attachment to the forms provided.

5. **EXPLANATIONS WRITTEN AND ORAL:** Should a proposer find any discrepancy in or omission from these Instructions to Proposers or any other forms in the Request for Proposal packet, or should the proposer have questions regarding any aspect of this offering, the proposer shall submit written questions to the Commission c/o of the Director at City Hall, 500 Quartermaster Ct., Jeffersonville, Indiana or email to rwaiz@cityofjeff.met by 4:30 p.m. (local time) on December 18, 2023. No phone calls shall be accepted.

6. No oral interpretation or oral instructions will be made to any proposer as to the meaning of the Request for Proposal packet or any part thereof. Every request for such an interpretation or instructions shall be made in writing or emailed to the Commission no later than 4:30 p.m. (local time) on December 18, 2023. No phone calls shall be accepted. The Commission intends to respond in writing or email to all question that will be an addendum to the Request for Proposal packet issued no later than Noon (local time) on December 22, 2023. All addenda will be posted on the City of Jeffersonville website (www.cityofjeff.net) and will be on file in the Department of Redevelopment. All such addenda shall become part of the Request for Proposal packet, and all proposers shall be bound by such addenda, whether or not received by the proposer. The Commission, its representatives, employees, or agents will not be responsible for any oral instructions and/or interpretations.

7. **WITHDRAWAL OF OFFER:** No proposal will be allowed to be withdrawn after opening.

8. **REJECTION OR ACCEPTANCE OF OFFERS:** The Commission reserves the right to accept, reject, or table any and/or all proposals. If the Commission accepts a proposal, the successful proposer shall begin negotiating the Development Agreement within ten (10) days after such proposer is notified of acceptance.

9. **PURCHASE PRICE AND OTHER TERMS:** The purchase price of the property to be purchased under the terms of this offering shall not be less than the Minimum Offering Price as shown on the Offering Sheet, or as otherwise allowed by Indiana law.

10. **HIGHEST AND BEST OFFER:** In determining the highest and best offer, the Commission shall take into consideration the following: the purchase price offered; the size and character of the improvements proposed to be made on the property; the proposer's schedule of work activities; the proposer's work performance record and ability to carry out the work activity schedule; the proposer's financial resources to ensure that the development will be carried out; the proposer's construction lender; the compatibility of the proposed development as it relates to the surrounding neighborhood; compliance with any factors that will assure the Commission that the sale, if made, will best serve the interests of the community both from the standpoint of human and economic welfare.

11. **DEVELOPMENT PLAN:** Each proposer shall submit Attachment #2, as well as any exhibits, drawings, renderings, plans, and other material that illustrate the development plan proposed, and other pertinent information the bidder may wish to submit to further illustrate his/her proposed development plan, and will be deposited with the Commission. Proposers are suggested to limit their development plans to no more than ten (10) letter sized pages.

12. **PROPOSER'S QUALIFICATIONS:** Each proposer shall submit Attachment #3, Statement of Proposer's Qualifications with the Proposal. If an offer is made subject to the proposer being successful in obtaining adequate financing, the proposer must present evidence to the Commission that there is a reasonable assurance that financing can be obtained.

13. **TRANSFER OF INTEREST IN/POSSESSION TO THE PROPERTY:** Interest in and possession of the property herein offered will be delivered to the successful proposer at the time and in accordance with the terms and conditions set forth in the Development Agreement.

14. **DISPOSITION:** The proposer must bid on the entirety of the Property being offered.

END OF SECTION B: INSTRUCTIONS TO PROPOSERS

SECTION C: OFFERING SHEET

**Jeffersonville Redevelopment Commission
Jeffersonville, Indiana**

**EASTLAWN DEVELOPMENT PROJECT (APPROXIMATELY 8.801 +/- ACRES)
1613 E. 8th Street, Jeffersonville, Indiana**

The Commission is willing to entertain proposals for single family residential for development of the property. The successful redevelopment of the property is very important to the future of the various neighborhoods, businesses and institutions. The Commission desires a project that positively affects the long-term development in the area. The submitted proposals are for the development of the following property:

PARCEL DESCRIPTIONS

NOTE: For purposes of the preparation of these descriptions, no surveys of the described real estate performed and no monuments were set. Legal descriptions are from the public assessor records. The following parcels are offered:

SEE EXHIBIT "A"

The Commission will publicly open all written offers at 5 p.m. (local time) on December 27, 2023. The Commission and/or its representatives and agents will then review all proposals after which time the Commission will make an award or reject all offers at a subsequent Commission meeting. The proposer shall prepare a proposal for the purchase of the offered property. The Commission will review and analyze offer to purchase this property with the following conditions and priorities:

1. The proposed uses by all bidders shall highlight, emphasize or select uses that are consistent with the Jeffersonville Zoning Code as applied to the property or the appropriate rezoning of the property.

2. Certain parcels may be subject to certain non-zoning restrictions or recorded covenants.

3. All proposals must include the following statement:

"I hereby acknowledge that the property may contain environmental contamination."

4. **DEVELOPMENT AGREEMENT:** The successful proposer must be prepared to enter a Development Agreement with the Commission, which Development Agreement shall contemplate the purchase and subsequent sale and/or lease of the Property, all easement agreements related to the Project, and shall set for the nature of the development of the property. By delivering of the Offering Sheet, the proposer agrees to negotiate the Development Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, the proposer and the Commission cannot reach agreement on a form of the Development Agreement on or before sixty (60) days following the acceptance of the proposal of such successful proposer, then, such successful proposer shall have no further rights (development or otherwise) in or to the property and the Commission may re-offer the property or otherwise dispose of the same as permitted by law.

5. **Other Compliance Requirements:** In addition to requirements discussed in this Section, all awardees must meet guidelines in accordance with published federal regulations, rulings, guidelines and notices.

6. **Minimum Offering Price:** \$865,000.

7. **Site:** The proposer must bid on the entirety of the property being offered.

8. **Other Required Uses:** The new development must also include but is not limited to the following:

Consideration of an appropriate amount of public open space/park facilities for the development and surrounding community. Ideally, reserved park or green space should be oriented or utilized toward/accessible from the adjacent rail corridor on the east side of the site as this may become a trail corridor which connects the neighborhood to the Ohio River.

9. **Zoning:** The proposer's proposed development must comply with the existing zoning classification of the property as established by the Jeffersonville Zoning Code or an appropriate rezoning of the property.

10. **Requirements of Proposer:** The successful proposer must demonstrate that they have the industry, knowledge, experience and financial capability to successfully complete the proposed development on the offered property.

END OF SECTION C: OFFERING SHEET

**Attachment #1
PROPOSAL FOR REDEVELOPMENT**

PROJECT NAME: Eastlawn Development Project

Size: Approximately 8.801 +/- acres

Parcels: **See Exhibit "A"**

PROPOSED USE*:

PROPOSER'S PRICE:

PROPOSER'S DEPOSIT:

PROPOSER'S NAME:

(Corporate Name or Authorized Representative)

PROPOSER'S ADDRESS:

*Attach additional sheets if necessary (10 pages maximum). Detailed description of proposal should be submitted herewith as part of Attachment #2, "Project Description."

In submitting this proposal to purchase and develop it is understood that the right to reject this proposal is reserved by the Commission.

I agree that in the event my proposal is accepted I will negotiate in good faith a Development Agreement relating to development of the property with the Commission or its agents or representatives.

In the event that this proposal is accepted, if I fail to execute the Development Agreement within the time set forth herein, I agree and understand that the Commission shall have the option of declaring my deposit forfeited.

Attached hereto and to be considered part of this proposal for redevelopment are the forms for the Project Description (Attachment #2 to the Request for Proposal packet) and Statement of Proposer's Qualifications (Attachment #3 to the Request for Proposal packet).

I understand that the real estate that I am offering to purchase is to be developed as proposed in Attachment #2, "Project Description."

I certify that should this proposal be accepted, the title will be held in the name of _____, and I further certify that I am authorized to represent the proposer.

Acceptance or reject of this proposal shall be sufficiently delivered if (i) deposited with the U.S. Postal Service by certified mail, postage prepaid, return receipt requested; (ii) delivered personally to the proposer at the address set forth in the following; or (iii) faxed to the proposer at the fax number set forth in the following.

IN WITNESS WHEREOF, the undersigned has caused its name and seal to be subscribed this _____ day of _____, 2023.

RESPECTFULLY SUBMITTED,

PROPOSER:

(Name of Firm or Individual)

BY: _____
(Signature)

(Printed Name)

ITS: _____
(Title)

ADDRESS: _____
(Street)

(City, State, Zip Code)

(Telephone)

(Fax)

Attachment #2
PROJECT DESCRIPTION

Please provide a narrative description, as well as any maps, drawings, or other renderings available of the project proposed, including the specific information requested below. PLEASE LIMIT RESPONSE TO NO MORE THAN 10 LETTER SIZED PAGES.

1. Identify the scope of proposed development, as well as whether proposed development includes any other arrangements which include adjacent or nearby properties.

2. Describe the size, number, architecture, average sales price and scope of proposed new single family residences to be constructed on the property. Include a description of green construction techniques and additional green features.

3. Describe the type of proposed construction.

4. Describe the ways in which the site will be used including public open space, building forms and scale, building character and materials, and parking.

5. Provide a development schedule and cost analysis with regard to each stage and/or part of the proposed project.

6. Provide proposer's preliminary plan to finance project. A detailed financial plan including funding types and sources and any proposed public participation in the financing will be required prior to project award.

END OF ATTACHMENT #2

ATTACHMENT #3
STATEMENT OF PROPSER'S QUALIFICATIONS

Please supply the following information regarding proposer's ability and capacity to develop the project as described in Attachment #2.

1. Name and permanent address of proposer.
2. Please indicate the type of organization and legal description of entity, if not an individual doing business in his or her own name, and the legal name of such entity, if not indicated above (i.e., corporation, non-profit or charitable institution or corporation, partnership, business association or joint venture, government or instrumentality thereof, or other).
3. Indicate whether the entity is a subsidiary of or affiliated with any other corporation or any other firm or firms and, if so, please list such corporation by firm or address, specify its relationship with the proposer, and identify the officers and directors or trustees common to the proposer and such other corporation or firm.
4. Date and place of creation of the legal entity submitting this proposal.
5. Name(s), address(es), title(s) of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the proposers, other than a government agency or instrumentality, as set forth below:
 - a. If the proposer is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 - b. If the proposer is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors, or similar governing body.
 - c. If the proposer is a partnership, each partner, whether general or limited partner, and either the percent of interest or a description of the character and extent of interest.
 - d. If the proposer is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
 - e. If the proposer is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.
6. General character of work usually performed by proposer.
7. Experience of development team in projects similar to the proposed project.
8. Experience in design and construction of facilities similar to the proposed project.
9. List of pertinent projects which team has designed and constructed.
10. Whether team intends to joint venture or subcontract with other firms, and, if so, the names and qualifications of such firms.
11. Evidence of the financial capability of the team to obtain necessary financing, performance bonds, and insurance to develop the project. A full financial statement may be required prior to project

award. Proposer may request that the financial statement be held as confidential information to the extent possible under applicable public access laws.

END OF ATTACHMENT #3

EXHIBIT "A" – LEGAL DESCRIPTION

1613 East 8th Street, Jeffersonville, Indiana consisting of approx.. 8.801 acres +/- The subject property is also identified as Lots 170 171 172 173 174 & 22.5 of 109 Port Fulton, Grant 2 1.8163 Acres, Survey #2 2.2090 Acres, Survey #2 1.6261 Acres, combined acres of 8.801, Jeffersonville Township, Clark County, Indiana. The following legal descriptions are from the public assessor records. For purposes of the preparation of these descriptions, no surveys of the described real estate were performed and no monuments were set.

TRACT NO. 2

Being part of Survey Number 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey No. 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E. 508.0' along said northeastern line to a monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 169.24' to a point, THE TRUE POINT OF BEGINNING; thence continuing S. 35 deg. 33' 59" E., 205.74' to a point, said point being marked by a steel pin set; thence S. 54 deg. 30' 00" W., 467.83' to a point marked by a steel pin set; thence N. 35 deg. 30' 00" W., 205.74' to a point marked by a steel pin set; thence N. 54 deg. 30' 00" E., (basis of bearings) 467.59' to a point, THE TRUE POINT OF BEGINNING, containing 2.2090 acres, more or less, being part of an original 8+ acre Eastlawn Elementary School Tract.

The above described tract being subject to all pertaining easements also, above described tract shall have rights to two (2) ingress-egress, utility easements, each more particularly described as follows: Being an ingress-egress, utility easement 35' wide and being part of Survey Number 2 of Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey Number 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E., 508.0' along said northeastern line to a stone monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 374.98' to a point, THE TRUE POINT OF BEGINNING; thence continuing S. 35 deg. 33' 59" E., 152.11' to a point, said point being marked by a steel pin set, said pin being located in the apparent westerly right-of-way line of Eighth Street; thence with said apparent westerly right-of-way line of Eighth Street S. 54 deg. 40' 47" W., 35.01' to a point; thence N. 35 deg. 30' 00" W., 152.00' to a point; thence N. 54 deg. 30' 00" E. (basis of bearings) 34.84' to a point, THE TRUE POINT OF BEGINNING.

Also being an ingress-egress, utility easement 30' wide and being part of Survey No. 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey No. 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E. 508.0' along said northeastern line to a stone monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 527.09' to a point, said point being located in the apparent westerly right-of-way line of Eighth Street; thence with said apparent westerly right-of-way line of Eighth Street S. 54 deg. 40' 47" W., 438.01' to a point, THE TRUE POINT OF BEGINNING; thence continuing S. 54 deg. 40' 47" W., 30.00' to a point marked by a steel pin set; thence N. 35 deg. 30' 00" W., 150.64' to a point; thence N. 54 deg. 30' 00" E., (basis of bearings) 30.00' to a point; thence S. 35 deg. 30' 00" E., 150.64' to a point, THE TRUE POINT OF BEGINNING.

Above described tract shall also be subject to two (2) ingress-egress utility easements more particularly described as follows: Being an ingress-egress, utility easement 35' wide and being part of Survey Number 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey Number 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E., 508.0' along said northeastern line to a stone monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 169.24' to a point, THE TRUE POINT OF BEGINNING; thence continuing S. 35 deg. 33' 59" E., 205.74' to a point, said point being marked by a steel pin set; thence S. 54 deg. 30' 00" W., 34.84' to a point; thence N. 35 deg. 30' 00" W., 205.74' to a point; thence N. 54 deg. 30' 00" E. (basis of bearings) 34.60' to a point, THE TRUE POINT OF BEGINNING; also being an ingress-egress, utility easement 30' wide and being part of Survey Number 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey No. 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E., 508.0' along said northeastern line to a stone monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 374.98' to a point; thence S. 54 deg. 30' 00" W., 437.83' to a point; THE TRUE PLACE OF BEGINNING; thence continuing S. 54 deg. 30' 00" W., 30.00' to a point marked by a steel pin set; thence N. 35 deg. 30' 00" W., 205.74' to a point; thence N. 54 deg. 30' 00" E. (basis of bearings) 30.00' to a point; thence S. 35 deg. 30' 00" E., 205.74' to a point, THE TRUE POINT OF BEGINNING.

TRACT NO. 3

Being part of Survey Number 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey No. 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E. 508.0' along said northeastern line to a monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; the True Point of Beginning; thence S. 35 deg. 33' 59" E. 169.24' to a point, said point being marked by a steel pin set; thence S. 54 deg. 30' 00" W. 467.59' to a point marked by a steel pin set; thence N. 35 deg. 30' 00" W. 169.24' to a point marked by a steel pin set; thence N. 54 deg. 30' 00" E., (basis of bearings) 467.39' to a point, the True Point of Beginning, containing 1.8163 acres more or less, being part of an original 8+ acre Eastlawn Elementary School tract.

The above described tract being subject to all pertaining easements also, above described tract shall have rights to two (2) ingress-egress, utility easements, each more particularly described as follows: Being an ingress-egress, utility easement 35' wide and being part of Survey Number 2 of Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey Number 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E., 508.0' along said northeastern line to a stone monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 169.24' to a point, the True Point of Beginning; thence continuing S. 35 deg. 33' 59" E., 357.85' to a point, said point being marked by a steel pin set, said pin being located in the apparent westerly right-of-way line of Eighth Street; thence with said apparent westerly right-of-way line of Eighth Street S. 54 deg. 40' 47" W., 35.01' to a point; thence N. 35 deg. 30' 00" W., 357.74' to a point; thence N. 54 deg. 30' 00" E. (basis of bearings) 34.60' to a point, the True Point of Beginning.

Also being an ingress-egress, utility easement 30' wide and being part of Survey Number 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey No. 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E. 508.0' along said northeastern line to a stone monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 35 deg. 33' 59" E., 527.09' to a point, said point being located in the apparent westerly right-of-way line of Eighth Street; thence with said apparent westerly right-of-way line of Eighth Street S. 54 deg. 40' 47" W., 438.01' to a point, the True Point of Beginning; thence continuing S. 54 deg. 40' 47" W., 30.00' to a point marked by a steel pin set; thence N. 35 deg. 30' 00" W., 356.38' to a point; thence N. 54 deg. 30' 00" E., (basis of bearings) 30.00' to a point; thence S. 35 deg. 30' 00" E., 356.47' to a point, the True Point of Beginning.

TRACT NO. 4

Being part of Survey Number 2 of the Illinois Grant, Jeffersonville, Clark County, Indiana, more particularly described as follows: Beginning at a stone monument at the northern corner of said Illinois Grant No. 2; thence S. 35 deg. 50' E., 1320.2' along the northeastern line of said Survey No. 2 of the Illinois Grant (historical call); thence S. 35 deg. 20' E. 508.0' along said northeastern line to a monument (historical call), said monument being a 4" x 4" monument, with a drill hole in the center; thence S. 54 deg. 30' 00" W., 467.39' to a point, the True Point of Beginning; thence S. 35 deg. 30' 00" E., 525.62' to a point; said point being marked by a steel pin set, said pin being located in the apparent westerly right-of-way line of Eighth Street; thence with said apparent westerly right-of-way line of Eighth Street S. 54 deg. 40' 47" W., 261.19' to a point marked by a steel pin set; thence N. 35 deg. 30' 39" W., 524.80' to a point marked by a concrete monument found; thence N. 54 deg. 30' 00" E., (basis of bearings) 261.28' to a point, the True Point of Beginning, containing 3.1497 acres more or less, being part of an original 8+ acre Eastlawn Elementary School tract.

This conveyance is made subject to all applicable easements, rights-of-way, restrictions

END OF EXHIBIT "A"