

OFFERING SHEET

The Redevelopment Commission of the City of Elkhart, Indiana, proposes to sell the following real estate in the City and County of Elkhart, State of Indiana, at the offering price listed:

Available Properties	Offered Price
3500 and 3502 S. Main St.	\$106,375.00
Parcel Nos. 20-06-22-251-007.000-011	
And 20-06-22-251-006.000-011	

Use Requirements:

The highest and best use of the combined parcels of Property is residential. The Commission will not consider separate Lot offers.

Maps and plats thereof are available for inspection at the Planning & Development Department, Municipal Building, 229 South Second St., Elkhart, Indiana.

The proposal shall be submitted on a form available at the office of the Dept. of Community & Redevelopment, 201 South Second Street, Elkhart, Indiana.

The Commission will open and consider written offers for the purchase of the property at a public meeting, the time and place of which will be published in the *Elkhart Truth* in accordance with IC 5-3-1. In reviewing bids, the Commission will take into consideration those factors set forth in IC 36-7-14-22, and may reject any bids and award to the highest and best bidder. Any bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each Beneficiary of the trust and Settlor empowered to revoke or modify the trust.

The successful bidder will be required to sign a Purchase and Redevelopment Agreement in the form customarily used by the Commission, which contains provisions intended to insure the final approval of the Commission of the Buyer's plans and specifications for development, fixes a time table for commencement and completion of the project, and which requires proof of financing and reversion rights if the project is not completed.

Parcel I:

Lot Numbered 19 excepting the North 32 feet thereof; as the said Lot is known and designated on the recorded Plat of Lincoln Park Sub-Division, a Subdivision in Concord Township; said Plat being recorded in Plat Book 1, page 122 and 123, in the Office of the Recorder of Elkhart County, Indiana.

EXCEPTING THEREFROM: A part of Lot 19 in Lincoln Park Subdivision, the plat of which is recorded in Plat Book 1, Pages 122-123, and a part of Lot "A" in Snyder's Subdivision of Lot 20 and Part of Lot 21 Lincoln Park Subdivision, the plat of which is recorded in Plat Book 2, Page 71, in the Office of the Recorder of Elkhart County, being a part of the North Half of Section 22, Township 37 North, Range 5 East, Elkhart County, Indiana, and being a part of the land of Instrument Number 2002-05326, described as follows: Beginning at the South corner of said Lot "A"; thence North 45 degrees 40 minutes 00 seconds West (bearings based on the Location Control Route Survey Plat, Project NH-219-5, (recorded in Instrument Number 2002-09261, in the Office of the Recorder of Elkhart County) 144.00 feet along the Southwestern line of said Lot A and Lot 19 to the West corner of the grantor's land; thence North 44 degrees 20 minutes 00 seconds East 17.00 feet along the Northwestern line of the grantor's land to a point designated as "11101" on said plat; thence South 45 degrees 40 minutes 00 seconds East 144.00 feet to the Southeastern line of said Lot "A"; thence South 44 degrees 20 minutes 00 seconds West 17.00 feet along the Southeastern line of said Lot "A" to the point of beginning and containing 2,448 square feet, more or less, inclusive of the presently existing right-of-way which contains 1,008 square feet, more or less, for a net additional taking of 1,440 square feet, more or less

Street Address: 3500 S. Main St., Elkhart, IN 46517

Parcel No.: 20-06-22-251-006.000-011

Lot Lettered "A" as the said Lot is known and designated on the recorded Plat of Snyder's Sub-Division of Lot 20 & Part of Lot 21, Lincoln Park Sub-Division, a Subdivision in Concord Township; said Plat being recorded in Plat Book 2, page 71, in the Office of the Recorder of Elkhart County, Indiana.

EXCEPTING therefrom the following to the State of Indiana for highway purposes, being described as follows:

A part of Lot 19 in Lincoln Park Subdivision, the plat of which is recorded in Plat Book 1, pages 122-123, and a part of Lot "A" in Synder's Subdivision of Lot 20 and Part of Lot 21 Lincoln Park Subdivision, the plat of which is recorded in Plat Book 2, page 71 in the Office of the Recorder of Elkhart County, being a part of the North half of Section 22, Township 37 North, Range 5 East, Elkhart County, Indiana, and being a part of the land of Instrument Number 2002-05326, lying within the right of way lines depicted on the Right of Way Parcel Plat, described as follows:

Beginning at the South corner of said Lot "A"; thence North 45 degrees 40 minutes 0 seconds West (bearings based on the Location Control Route Survey Plat, Project NH-219-5 (), recorded in Instrument Number 2002-09261 in the Office of the Recorder of Elkhart County) 144 feet along the Southwestern line of said Lot A and Lot 19 to the West corner of the grantor's land; thence North 44 degrees 20 minutes 0 seconds East 17 feet along the Northwestern line of the grantor's land to a point designated as "11101" on said plat; thence South 45 degrees 40 minutes 0 seconds East 144 feet to the Southeastern line of said Lot "A"; thence South 44 degrees 20 minutes 0 seconds West 17 feet along the Southeastern line of said Lot "A" to the point of beginning.

Street Address 3502 S. Main St., Elkhart, IN 46517

Parcel No.: 20-06-22-251-007.000-011