

OFFERING SHEET

CITY OF GREENWOOD REDEVELOPMENT COMMISSION

EASTSIDE ECONOMIC DEVELOPMENT AREA

The City of Greenwood Redevelopment Commission (the "Commission"), pursuant to Ind. Code § 36-7-14-22, is offering the property at 1 E. Main St. and 21 E. Main St. described in Exhibit A hereto for sale to the successful bidder (the "Offered Property").

The bidder or bidders shall prepare a bid for the purchase of all of the Offered Property. The following terms and conditions apply to the bids:

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| Minimum Offering Price: | Each bid must propose a minimum purchase price of \$35,000. |
| Required Uses: | Property must be used as a commercial or mixed used development. Retail and food service destinations are preferred. |
| Permitted Uses: | All development shall be in conformance with the Eastside Economic Development Plan as interpreted by the Redevelopment Commission and its staff |
| Conditions of Bid Acceptance: | <p>The Commission will publicly open all written offers, and each bid price will be read aloud and the bidder's general plan will then be read on September 10, 2019 at 4:30 p.m. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:</p> <ul style="list-style-type: none">(a) The successful bidder must be prepared to enter into a formal purchase agreement for the Offered Property within thirty (30) days after award by the Commission, and be prepared to close on the purchase within thirty (30) days thereafter.(b) No Proposal will be eligible for consideration that does not meet the minimum offering price.(c) The successful bidder must commit to use the Offered Property as a commercial or mixed used development.(d) The successful bidder must demonstrate the financial capability of fulfilling the commitments set forth above. |
| Other Conditions: | Notwithstanding the foregoing, the purchase agreement and other agreements or documents relating to the Offered Property will be reviewed by attorneys for the Commission and the City to assure the compliance of these documents with the resolutions and governing statutes. |

Exhibit A

Legal Description – 1 E. Main St. and 21 E. Main St.

A part of Lots 5 and 6 in Grafton Johnson's Addition to the City of Greenwood, as per plat thereof recorded in Cabinet A, pages 192 and 193, in the Office of the Recorder of Johnson County, Indiana, said part being more particularly described as follows:

Commencing at the southwest corner of said Lot 5, being a point on the east right-of-way line of Meridian Street; thence North 88 degrees 31 minutes 39 second East (basis of bearing = Indiana State Plan Coordinate System – East Zone) along the south line of said Lot a distance of 9.00 feet; thence North 00 degrees 09 minutes 47 seconds East parallel with the west line of said Lot a distance of 4.00 feet to the Point of Beginning; thence continuing North 00 degrees 09 minutes 47 seconds East parallel with said west line a distance of 118.05 feet; thence North 44 degrees 20 minutes 43 seconds East a distance of 17.21 feet to a point 4.00 feet south of the north line of said Lot; thence North 88 degrees 31 minutes 39 seconds East parallel with said north line and the north line of said Lot 6 a distance of 92.96 feet to the east line of said Lot 6; thence South 00 degrees 16 minutes 11 seconds East along said east line a distance of 130.03 feet to a point 4.00 feet north of the southeast corner of said Lot 6; thence South 88 degrees 31 minutes 39 seconds West parallel with the south line of said Lot 6 and Lot 5 a distance of 105.94 feet to the Point of Beginning, containing 13,637 square feet, 0.31 acres, more or less.