NOTICE OF DISPOSITION OF REAL ESTATE

Notice is hereby given that the Trustee of Washington Township of Marion County, Indiana ("**Washington Township**") will begin receiving written bids beginning on the 22nd day of January, 2021 at 9:00 a.m. EST for the assignment of certain real estate easements ("**Easements**"), including the assignment of certain telecommunications (cell tower) leases ("**Leases**") relating to such Easements ("**Disposition**"), as to property located at 1595 East 86th Street, Indianapolis, Indiana, 46240 ("**Nora**") and 8404 Ditch Road, Indianapolis, Indiana, 46260 ("**Greenbriar**"), which Easements are located on parcels ("**Fee Parcels**") owned by the City of Indianapolis and operated as fire stations by the Indianapolis Fire Department.

Legal Descriptions of the Easements

A. 1595 East 86th Street, Indianapolis, Indiana, 46240 –Nora:

Tower Easement Area:

A non-exclusive easement in gross for a communications tower, equipment, and storage buildings, more accurately described as follows:

Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows: Commencing at a P.K. Nail found at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24; thence North 89 degrees 15 minutes 35 seconds West (all bearings in this description are based on Geodetic North) on the North line of said Northeast Quarter, 352.70 feet to the Northwest corner of the real estate described in Deed Volume 1736, page 264 in the Office of the Recorder of Marion County; thence South 00 degrees 03 minutes 28 seconds East and parallel with the East line of said Northwest Quarter of the Northeast Quarter, on the west line of said real estate in Deed Volume 1736, page 264, a distance of 299.43 feet to the Point of Beginning; thence South 89 degrees 32 minutes 01 second East 39.14 feet; thence South 00 degrees 27 minutes 59 seconds West 2.00 feet; thence South 89 degrees 32 minutes 01 seconds East 18.00 feet to the Northwest corner of the existing Washington Township School Administrative building; thence South 00 degrees 27 minutes 59 seconds West on the West face of said building, 44.18 feet to the Southwest corner thereof; thence North 89 degrees 32 minutes 01 seconds West 56.81 feet to the West line of said real estate in Deed Volume 1736, page 264; thence North 00 degrees 03 minutes 28 seconds West on said West line 46.18 feet to the Point of Beginning, containing 0.06 acres, more or less.

Tower Utility Easement:

A non-exclusive easement in gross for the installation and operation of utility lines and facilities, more accurately described as follows:

Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East of the Second Principal Meridian in Washington Township of Marion County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24; thence North 89 degrees 15 minutes 35 seconds West (Assumed Bearing) along the North line of said Northeast Quarter, 352.70 feet to the Northwest corner of the real estate described in Deed Volume 1736, page 264 in the Office of

the Recorder of Marion County, Indiana; thence South 00 degrees 03 minutes 28 seconds East along the West line of said real estate in Deed Volume 1736, page 264, a distance of 42.41 feet to the Northwest corner of Instrument No. A201300114530, also being the Southwest corner of Instrument No. 870093014, both found in said Recorder's Office and the Point of Beginning of the following described Easement; thence continue South 00 degrees 03 minutes 28 seconds East along the west line of said real estate in Deed Volume 1736, page 264 and Instrument No. A201300114530, a distance of 308.66 feet to the Southwest corner thereof; thence North 89 degrees 15 minutes 35 seconds West along the westerly projection of the south line of said real estate, a distance of 25.00 feet; thence North 00 degrees 03 degrees 28 minutes West 320.31 feet to the South right of way line of East 86th Street; thence South 64 degrees 22 minutes 52 seconds East along said South right of way line, 27.74 feet to the Point of Beginning, containing 0.18 acres, more or less.

Tower Access Easement:

A non-exclusive easement in gross in, on, over, through and across all driveways, access ways, entrances, exits and curb cuts now or hereafter located on the real estate for the purpose of accessing the Tower Easement, described more accurately as follows:

Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East and further being a part of land recorded and described in Instrument Number 1998-0221554 in the name of Washington Township AND Instrument Number 47467 in Deed Volume 1714, Page 490 in the Office of the Recorder of Marion County, Indiana, described as follows: Beginning on the North line of said North West Quarter of the North East Quarter, at a point distant 30.00 feet West of the North East corner of said Quarter-Quarter Section Line; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 second East 20.37 feet (measured) to the south right of way of 86th Street; thence on and along said right of way South 89 Degrees 14 Minutes 24 Seconds West 176.56 feet to the Point of Beginning of this description; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 Seconds East 105.91 feet; thence South 40 Degrees 12 Minutes 06 Seconds East 71.84 feet; thence South 78 Degrees 32 Minutes 54 Seconds East 93.56 feet on and along the prolongation from an existing curb line from the southeast to the deflection in said curb line; thence on and along said curb line South 89 Degrees 45 Minutes 22 Seconds East 38.55 feet to a point 30.00 feet West of said Quarter-Quarter Section Line; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 Seconds East 153.16 feet; thence South 90 Degrees 00 Minutes 00 Seconds West parallel with the North line of said Northeast Quarter 116.68 feet; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 Seconds East 36.85 feet to the South line of real estate conveyed to The Metropolitan School District of Washington Township by a Warranty Deed recorded as Instrument Number 7891 in Deed Record 1736, Page 264-265 in the Office of the Recorder of said County; thence on and along the South line and parallel with the North line of said Northeast Quarter South 90 Degrees 00 Minutes 00 Seconds West 110.63 feet; thence North 45 Degrees 13 Minutes 15 Seconds West 58.38 feet; thence parallel with the North line of said Northeast Quarter North 90 Degrees 00 Minutes 00 Seconds West 54.02 feet (measured) to the West line of said Washington Township real estate; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line North 00 Degrees 47 Minutes 27 Seconds West on said West line 308.66 feet to the South Line of land described in Instrument Number 870093014

conveyed to the City of Indianapolis; thence on and along the southerly boundary of said land the following five (5) measured distances: thence South 66 Degrees 08 Minutes 25 Seconds East 23.75 feet; thence South 00 Degrees 47 Minutes 01 Seconds East 25.00 feet; thence North 62 Degrees 39 Minutes 05 Seconds East 44.72 feet; thence North 00 Degrees 47 Minutes 01 Seconds West 5.00 feet; thence North 57 Degrees 23 Minutes 33 Seconds East 52.96 feet to the south right of way of 86th Street; thence on and along said right of way North 89 Degrees 14 Minutes 24 Seconds East 40.52 feet to the Point of Beginning containing 1.846 acres, more or less,

Excepting the following: A perpetual ten foot wide easement for purposes of the installation, repair, maintenance, construction, reconstruction, upkeep and operation of a water service main in, under, across and within a part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East in Marion County, Indiana, the centerline of said easement being more particularly described as follows: Beginning on the North line of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East 340.00 feet North 90 Degrees 00 Minutes 00 Seconds West (Assumed Bearing) of the Northeast Corner thereof; thence South 01 Degrees 09 Minutes 04 Seconds East 320.21 feet; thence South 45 Degrees 17 Minutes 30 Seconds East 44.34 feet to the end of the easement herein described, on a south line of the grantee's real estate.

Also excepting the following: Land as described in a certain deed to the Consolidated City of Indianapolis, as recorded in Instrument Number 870093014, in the Office of the Recorder of Marion County, Indiana, being described as follows, to-wit: Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East, Marion County, Indiana, described as follows: Commencing at the Northeast corner of said Quarter Quarter Section; thence North 89 degrees 15 minutes 46 seconds West 352.70 feet along the North line of said Section to the Northwest corner of the owner' land; thence South 00 degrees 13 minutes 51 seconds East 24.65 feet along the West line of the owner's land to the South boundary of 86th Street and the point of beginning of this description; thence North 89 degrees 48 minutes 00 seconds East 102.01 feet along the boundary of said 86th Street; thence along said boundary Easterly 4.58 feet along an arc to the right and having a radius of 98,171.34 feet and subtended by a long chord having a bearing of North 89 degrees 48 minutes 05 seconds east and a length of 4.58 feet; thence South 58 degrees 07 minutes 49 seconds West 52.96 feet; thence South 00 degrees 02 minutes 45 seconds East 5.00 feet; thence South 63 degrees 23 minutes 21 seconds West 44.72 feet; thence North 00 degrees 02 minutes 45 seconds West 25.00 feet; thence North 65 degrees 23 minutes 34 seconds West 23.68 feet to the West line of the owner's land; thence North 00 degrees 13 minutes 51 seconds West 17.76 feet along said West line to the point of beginning and containing 0.0656 acres, more or less.

B. 8404 Ditch Road, Indianapolis, Indiana, 46260-- Greenbriar:

<u>Tower Easement Area:</u>

A non-exclusive easement in gross for a communications tower, equipment, and storage buildings, more accurately described as follows:

The northwesternmost eighty (80) feet, measured east to west, by fifty (50) feet, measured north to south.

Tower Utility Easement:

A non-exclusive easement in gross for the installation and operation of utility lines and facilities, more accurately described as follows:

Being part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 17 North, Range 3 East in Marion County, Indiana, described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section; thence North 0 degrees 06 minutes 45 seconds East, 1,475.00 feet along the east line of said Northeast Quarter to the point of beginning of this description; thence South 89 degrees 28 minutes 42 seconds West 220.00 feet; thence North 0 degrees 06 minutes 48 seconds east 10.00 feet to the north boundary of owner's land; thence North 89 degrees 28 minutes 42 seconds East 220.00 feet along said north boundary to the east line of said Northeast Quarter; thence South 0 degrees 06 minutes 48 seconds West 10.00 feet along said east line to the point of beginning, containing 2,200 square feet, more or less.

Tower Access Easement:

A non-exclusive easement in gross in, on, over, through and across all driveways, access ways, entrances, exits and curb cuts located on the real estate for the purpose of accessing the Tower Easement, more accurately described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows: Beginning at the Southeast corner of the said Quarter Quarter Section; thence North 00 degrees 03 minutes 59 seconds West along the East line of the said Quarter Quarter Section 150.00 feet; thence South 89 degrees 17 minutes 55 seconds West parallel with the South line of the said Quarter Quarter Section 250.00 feet; thence South 00 degrees 03 minutes 59 seconds East parallel with the said East line 150.00 feet to the said South line; thence North 89 degrees 17 minutes 55 seconds East along the said South line 250.00 feet to the place of beginning.

C. As required by law, Washington Township obtained two (2) independent appraisals ("**Appraisals**") for each site. Based on the knowledge of the Fee Parcels, the Easements, the Leases and the average of the Appraisals for each site, the minimum bid prices are:

1595 East 86th Street (Nora):	$1,100,000
8404 Ditch Road (Greenbriar):	$650,000
Total:	$1,750,000

D. Bids must include both sites. Bids for only one site will not be considered.

Offering Packet and Offer Deadline

Offering packets may be obtained from the following website - https://washtwp.org/index.asp - at any time. Please direct questions about receiving offering packets to Trustee Frank T. Short ("**Trustee**") by email at Frank.Short@indy.gov . Items included in the Offering Packet are, among other possible items: Notice of Disposition of Real Estate, Instructions to Bidders,

Offering Sheet, recent deeds to the Fee Parcels, copies of relevant Leases, recent title searches for the Fee Parcels, the proposed form of assignment conveying the Easements and the Leases ("**Assignment Form**") and an itemization of cash receipts from the Leases for 2019 and for 2020 through 12/30/20. The Appraisals are available upon request from the Trustee to those considering making a bid.

One (1) original bid and eleven (11) copies must be received in **hard copy** to Washington Township no later than 12:00 p.m. EST on February 22, 2021. Bids must be submitted to Trustee Frank T. Short, Office of the Washington Township Trustee, 5302 North Keystone Avenue, Suite E, Indianapolis, Indiana, 46220. Washington Township will confirm receipt of the bid through an e-mail from Trustee Short within two (2) business days of receipt. If the bidder does not receive a confirmatory e-mail in that time, the bidder should call Trustee Short at (317) 327-8950 to discuss receipt of the offer. Bids submitted or received after 12:00 p.m. EST on February 22, 2021 will not be considered.

Additional Information and Limitations

1. The Disposition will continue from day to day with the close of bids at 12:00 p.m. EST on February 22, 2021.

2. The Easements and Leases may not be disposed of to any person who is ineligible under IC 36-1-11-16.

3. If a bid is submitted by a trust (as defined in IC 30-4-1-1(a)), the bidder must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

4. Bidders must comply with the Instructions to Bidders to be eligible to be awarded an assignment of the Easements and Leases.

5. The Disposition is subject to an affirmative vote of the Washington Township Board, which may reject any and all bids.

6. The Disposition must comply with all other legal and statutory requirements.

This notice is given pursuant to IC 36-1-11-4(c) and IC 5-3-1-2(e).