OFFERING SHEET

WASHINGTON TOWNSHIP OF MARION COUNTY
Indianapolis, Indiana

Office of the Washington Township Trustee
5302 North Keystone Avenue, Suite E
Indianapolis, IN 46220

Washington Township of Marion County, Indiana ("**Washington Township**"), is willing to entertain proposals for the assignment of certain real estate easements ("**Easements**") and the assignment of certain telecommunications leases ("**Leases**") related to the Easements located at 1595 East 86th Street, Indianapolis, Indiana, 46240 ("**Nora**") and 8404 Ditch Road, Indianapolis, Indiana, 46260 ("**Greenbriar**") ("**Disposition**"), which Easements are located on Fee Parcels owned by the City of Indianapolis and operated as fire stations by the Indianapolis Fire Department. Capitalized terms used, but not defined, herein shall have the meanings ascribed in the Notice of Disposition of Real Estate.

Legal Descriptions of 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:

Tower Easement Area:

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.

Minimum Offering Prices

A. As required by law, Washington Township obtained two (2) independent appraisals ("**Appraisals**") for each site. Based on the knowledge of the Easements, the Leases and the Fee Parcels 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

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

C. Offers must be itemized by site and totaled for one aggregate payment consisting of cash, transmitted via wire transfer at closing upon execution and delivery by the Trustee and the successful bidder of the final version of the Assignment Form for each of the sites.

Limitations

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

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

C. Bidders must comply with the Instructions to Bidders to be eligible to bid and be selected.

Assignment Form

The Assignment Form is included in the Offering Packet. A bidder may submit proposed changes to the Assignment Form, but there is no assurance that such proposed changes will be accepted. The Trustee reserves the right to reject a bid on the basis of unacceptable proposed changes to the Assignment Form.

Right of First Refusal

In connection with a prior conveyance of the Nora site by the Metropolitan School District of Washington Township ("**District**"), the District has a thirty (30) day right of first refusal ("**ROFR**") relating to the sale of the Nora Easement on the terms set out in the deeds contained in the Offering Packet. The District has previously declined to exercise its right when a transfer of the Fee Parcel was made by Washington Township to the City of Indianapolis. Discussions are ongoing with the District concerning an advanced waiver, but if that is not forthcoming, the assignment of the Nora Easement and Leases will be subject to the rights of the District in that regard. Anyone who has submitted a bid will be notified via e-mail of any change in status with respect to the District's right.

Requirements of Bidders

The successful bidder must demonstrate that it has the industry knowledge, experience, and financial capability to successfully comply with the Instructions to Bidders, complete the proposed transaction and fulfill the obligations of the landlord under the Leases.

General Bidding Information

Washington Township reserves the right to accept the most favorable bid as it determines or to reject any and all bids. After the close of bid submissions at 12:00 p.m. EST on February 22, 2021, and upon reviewing all received bids, Washington Township may choose to notify the most favorable bidders of an opportunity to submit their best and final offer. In such event, the best and final bid must be submitted by March 31, 2021 and Washington Township shall endeavor to make a final determination within ten (10) days thereafter.

Closing

If Washington Township accepts an offer, a closing will take place on a date designated by Washington Township between fifteen (15) and thirty (30) days after the award, subject to a delay as to the Nora Site to afford the District its ROFR if that has not been previously waived. The successful bidder will be required to purchase the Greenbriar site if the District exercises its ROFR on the Nora site. If the successful bidder is unwilling or unable to close by the date selected, Washington Township may award the bid to the next most favorable bidder as determined by Washington Township. Title insurance will not be provided by Washington Township, but may be purchased by the successful bidder at its expense. Rents will be prorated on the basis of rent actually received by Washington Township to the first day of the month following closing, i.e., there will not be a partial month's proration, but if any rent is paid more than a month in advance, that will be credited to the successful bidder.