

RESOLUTION NO. RC 2016-5

**A RESOLUTION OF THE WEST LAFAYETTE REDEVELOPMENT COMMISSION
TO TRANSFER REAL PROPERTY TO THE INTERLOCAL COOPERATION BOARD OF
THE CITY OF WEST LAFAYETTE, INDIANA AND THE TRUSTEES OF PURDUE
UNIVERSITY**

WHEREAS, the City of West Lafayette Redevelopment Commission (the "Commission"), governing body of the City of West Lafayette Department of Redevelopment (the "Department") and the Redevelopment District of the City of West Lafayette, Indiana (the "Redevelopment District"), exists and operates under the provisions of IC 36-7-14, as amended from time to time; and

WHEREAS, the Commission proposes to transfer certain real property (the "Real Property") to the Interlocal Cooperation Board Of the City of West Lafayette, Indiana and the Trustees of Purdue University ("Joint Board"), which property is located in the Levee/Village Economic Development Area ("Area") described in Exhibits A and B hereto pursuant to the provisions of IC 36-7-14-22, as amended; and

WHEREAS, the Joint Board is a public body; and

WHEREAS, IC 36-7-14-22(a) provides that the provisions concerning publication and bidding procedures do not apply to dispositions of real property to other public agencies for public purposes; and

WHEREAS, the Real Property being transferred is being used for public purposes and will further the economic development purposes of the Area, specifically for the construction of the project known as the State Street Redevelopment Project (the "Project"); and

WHEREAS, the Commission has previously entered into a sublease (the "Sublease") with the West Lafayette Community Development Corporation (the "CDC") for the financing of the Project (the "Financing"), and the CDC will also enter into a lease (the "Lease") with the Joint Board for the identical property under the Sublease; and

WHEREAS, it is anticipated that at the conclusion of the Financing, the Commission will be the owner of the property under the sublease (the "Sublease Property"), which Sublease Property consists of the Real Property and other property to be conveyed by the City to the Joint Board; and

WHEREAS, the exchange of the Sublease Property from the Joint Board to the Commission under the lease is an exchange of property under IC 36-1-11-8, which can be made between two governmental entities upon terms and conditions agreed upon by the entities as evidenced by the adoption of substantially identical resolutions by each such entity; and

WHEREAS, the Commission desires to agree to the exchange of the Sublease Property with the Joint Board under the Lease and the Sublease.

NOW THEREFORE, BE IT RESOLVED by the City of West Lafayette Redevelopment Commission as follows:

1. The Commission hereby finds and determines that the transfer of the Real Property will further the economic development purposes of the Area.

2. The President of the Commission is hereby authorized and directed to sign a conveyance document of the Real Property to the Joint Board.

3. The Commission hereby agrees to accept the transfer of the Sublease Property from the Joint Board upon the terms as outlined in the Sublease.

4. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the City of West Lafayette Redevelopment Commission held on the 17th day of February, 2016.

CITY OF WEST LAFAYETTE, INDIANA
REDEVELOPMENT COMMISSION

Lawrence T. Oates, President

ATTEST:

Stephen B. Curtis, Secretary

EXHIBIT "A"

Project: Re-State
Sheet 1 of 9
Parcel: 124 Fee Simple
Tax ID: 79-07-20-308-017.000-026

A part of Lot 10 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at northwest corner of said lot; thence along the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522 Southeasterly 20.00 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 61 degrees 42 minutes 39 seconds East and a length of 20.00 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 26.11 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 23.44 feet to point "1050" designated on said parcel plat on the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 15.01 feet along said northwestern line to the point of beginning and containing, 412 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 2 of 9
Parcel: 124A Fee Simple
Tax ID: 79-07-20-308-016.000-026

A part of Lot 11 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522, which point of beginning is South 24 degrees 54 minutes 41 seconds West 0.86 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 20.14 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 58 degrees 31 minutes 24 seconds East and a length of 20.13 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 36.11 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 23.48 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 26.11 feet along said northwestern line to the point of beginning and containing, 624 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 3 of 9
Parcel: 124B Fee Simple
Tax ID: 79-07-20-308-015.000-026

A part of Lot 12 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522, which point of beginning is South 24 degrees 54 minutes 41 seconds West 2.80 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 20.30 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 55 degrees 18 minutes 42 seconds East and a length of 20.30 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 44.96 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 23.48 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 36.11 feet along said northwestern line to the point of beginning and containing, 813 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 4 of 9
Parcel: 124C Fee Simple
Tax ID: 79-07-20-308-014.000-026

A part of Lot 13 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522, which point of beginning is South 24 degrees 54 minutes 41 seconds West 5.89 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 20.53 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 52 degrees 04 minutes 08 seconds East and a length of 20.53 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 52.64 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 23.48 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 44.96 feet along said northwestern line to the point of beginning and containing, 978 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 5 of 9
Parcel: 124D Fee Simple
Tax ID: 79-07-20-308-012.000-026

A part of Lot 15 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522, which point of beginning is South 24 degrees 54 minutes 41 seconds West 15.65 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 21.24 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 45 degrees 26 minutes 25 seconds East and a length of 21.24 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 64.25 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 23.48 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 59.09 feet along said northwestern line to the point of beginning and containing, 1,236 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 6 of 9
Parcel: 124E Fee Simple
Tax ID: 79-07-20-308-011.000-026

A part of Lot 16 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522, which point of beginning is South 24 degrees 54 minutes 41 seconds West 22.44 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 5.38 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 43 degrees 19 minutes 32 seconds East and a length of 5.38 feet to the southeastern line of the northwestern 5 feet of said lot; thence South 24 degrees 54 minutes 41 seconds West 65.33 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 5.87 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 64.25 feet along said northwestern line to the point of beginning and containing, 324 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 7 of 9
Parcel: 124F Fee Simple
Tax ID: 79-07-20-308-010.000-026

A part of Lot 16 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the southeastern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702525, which point of beginning is South 24 degrees 54 minutes 41 seconds West 30.60 feet from the northeast corner of said lot; thence South 24 degrees 54 minutes 41 seconds West 67.56 feet along said southeastern line; thence Northwesterly 9.90 feet along an arc to the left having a radius of 300.67 feet and subtended by a long chord having a bearing of North 35 degrees 50 minutes 11 seconds West and a length of 9.90 feet to point "1127" designated on said parcel plat; thence North 33 degrees 29 minutes 37 seconds West 7.47 feet to the southeastern line of the northwestern 5 feet of said lot; thence North 24 degrees 54 minutes 41 seconds East 65.33 feet along said southeastern line to the southwestern boundary of said State Street; thence along the boundary of said State Street Southeasterly 16.36 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 41 degrees 35 minutes 55 seconds East and a length of 16.36 feet to the point of beginning and containing, 999 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

Project: Re-State
Sheet 8 of 9
Parcel: 124G Fee Simple
Tax ID: 79-07-20-308-009.000-026

A part of Lot 17 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702525, which point of beginning is South 24 degrees 54 minutes 41 seconds West 30.60 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 22.36 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 38 degrees 31 minutes 23 seconds East and a length of 22.36 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 70.28 feet along said southeastern line; thence Northwesterly 23.71 feet along an arc to the left having a radius of 300.67 feet and subtended by a long chord having a bearing of North 32 degrees 38 minutes 04 seconds West and a length of 23.70 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 67.56 feet along said northwestern line to the point of beginning and containing, 1,377 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"

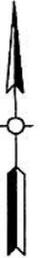
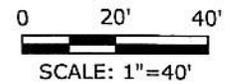
Project: Re-State
Sheet 9 of 9
Parcel: 124H Fee Simple
Tax ID: 79-07-20-308-008.000-026

A part of Lot 18 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702525, which point of beginning is South 24 degrees 54 minutes 41 seconds West 40.24 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 23.14 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 34 degrees 54 minutes 31 seconds East and a length of 23.14 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 68.71 feet along said southeastern line to the southeast corner of said lot; thence North 64 degrees 04 minutes 07 seconds West 6.45 feet along the southwestern line of said lot to point "1129" designated on said parcel plat; thence North 27 degrees 46 minutes 57 seconds West 3.20 feet to point "1128" designated on said parcel plat; thence Northwesterly 13.61 feet along an arc to the left having a radius of 300.67 feet and subtended by a long chord having a bearing of North 29 degrees 04 minutes 44 seconds West and a length of 13.61 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds East 70.28 feet along said northwestern line to the point of beginning and containing, 1,423 square feet, more or less.

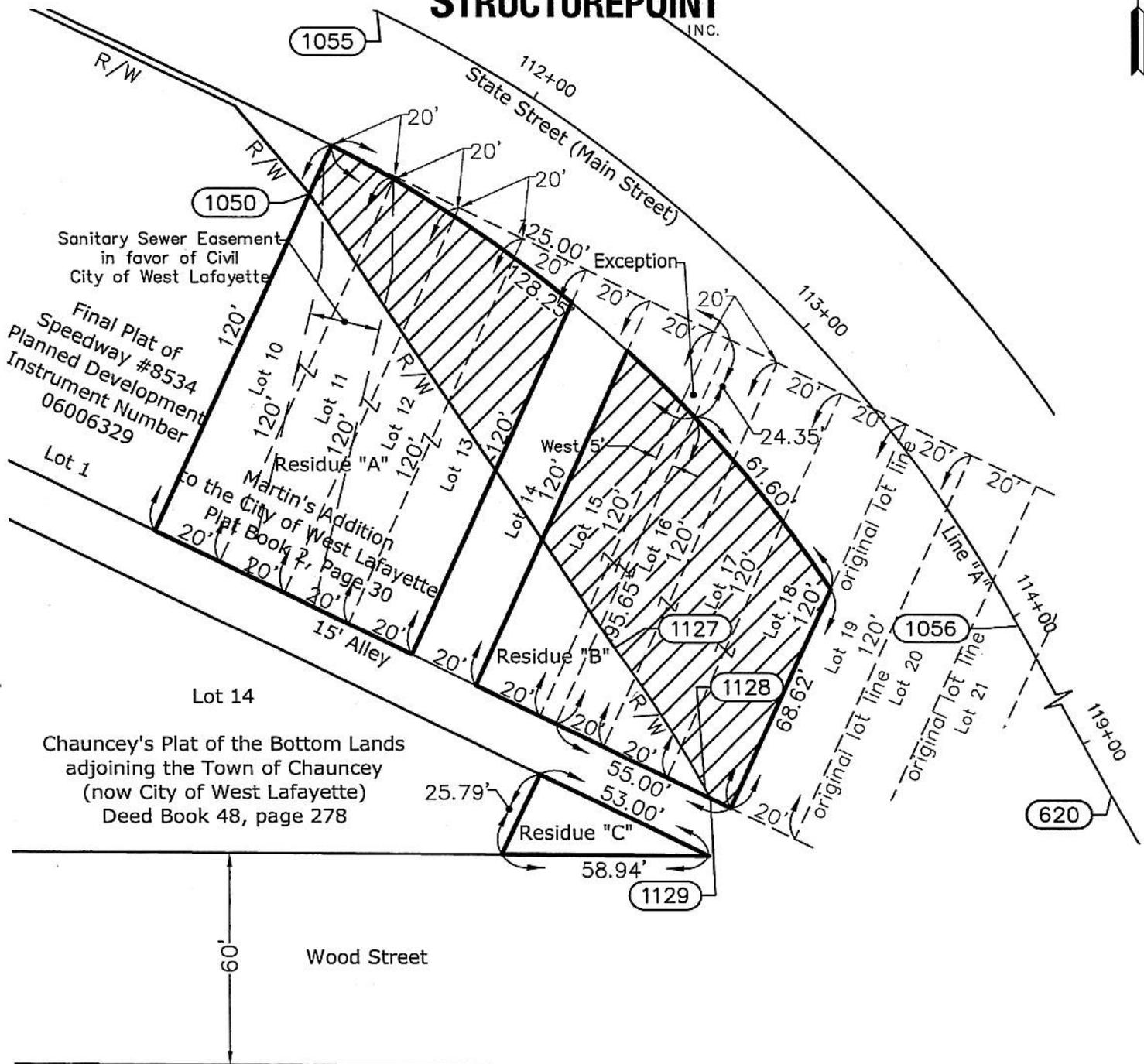
This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "A"
RIGHT-OF-WAY PARCEL PLAT
 Prepared for the City of West Lafayette, Indiana
 by: AMERICAN

SHEET 1 OF 2



STRUCTUREPOINT
INC.



HATCHED AREA IS THE APPROXIMATE TAKING

<p>OWNER: THE CITY OF WEST LAFAYETTE, INDIANA PARCEL: 124 CODE: N/A PROJECT: RE-STATE ROAD: STATE STREET COUNTY: TIPPECANOE SECTION: 20 TOWNSHIP: 23 NORTH RANGE: 4 WEST</p>	<p>DRAWN BY: CMM CHECKED BY: JLS DES. NO.: N/A</p>
<p>INSTRUMENT NUMBER 9502384, DATED FEBRUARY 1, 1995 INSTRUMENT NUMBER 9512640, DATED SEPTEMBER 26, 1994 INSTRUMENT NUMBER 9512641, DATED SEPTEMBER 26, 1994 INSTRUMENT NUMBER 9512642, DATED SEPTEMBER 26, 1994</p>	
<p>THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.</p>	

EXHIBIT "B"

Project: Re-State
Sheet 1 of 2
Parcel: 125 Fee Simple
Tax ID: 79-07-20-306-001.000-026

One Hundred thirteen (113) feet off the west end of Lot 13 of the Chauncey Plat of Bottom Lands to the now City of West Lafayette, Tippecanoe County, Indiana.

EXCEPT: A part of Lot 13 in Chauncey's Plat of Bottom Lands to the Town of Chauncey, now West Lafayette, Indiana, the plat of which subdivision is recorded in Deed Record 48, page 278, in the Office of the Recorder of Tippecanoe County, Indiana, described as follows: Beginning at the west corner of said lot; thence North 88 degrees 41 minutes 52 seconds East 40.99 feet along the north line of said lot; thence South 56 degrees 34 minutes 12 seconds East 65.95 feet to the east line of the owner's land; thence South 17 degrees 41 minutes 01 second West 7.66 feet along said east line to the southwestern line of said lot; thence North 65 degrees 29 minutes 53 seconds West 102.96 feet along said southwestern line to the point of beginning and containing 0.027 acres, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

EXHIBIT "B"

Project: Re-State
Sheet 2 of 2
Parcel: 125A Fee Simple
Tax ID: 79-07-20-308-013.000-026

A part of Lot 14 in Martin's Addition to the City of West Lafayette, Indiana, the plat of which is recorded in Plat Book 2, page 30, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the intersection of the northwestern line of said lot with the southwestern boundary of State Street (also known as Main Street) as established by Instrument Number 9702522, which point of beginning is South 24 degrees 54 minutes 41 seconds West 10.16 feet from the northwest corner of said lot; thence along the boundary of said State Street Southeasterly 20.84 feet along an arc to the right having a radius of 360.67 feet and subtended by a long chord having a bearing of South 48 degrees 46 minutes 57 seconds East and a length of 20.84 feet to the southeastern line of said lot; thence South 24 degrees 54 minutes 41 seconds West 59.09 feet along said southeastern line; thence North 33 degrees 29 minutes 37 seconds West 23.48 feet to the northwestern line of said lot; thence North 24 degrees 54 minutes 41 seconds east 52.64 feet along said northwestern line to the point of beginning and containing, 1,119 square feet, more or less.

This description was prepared for the City of West Lafayette, Indiana by Jessica L. Stapleton, Indiana Professional Surveyor, License Number LS20600032, on the 11th day of February, 2016.

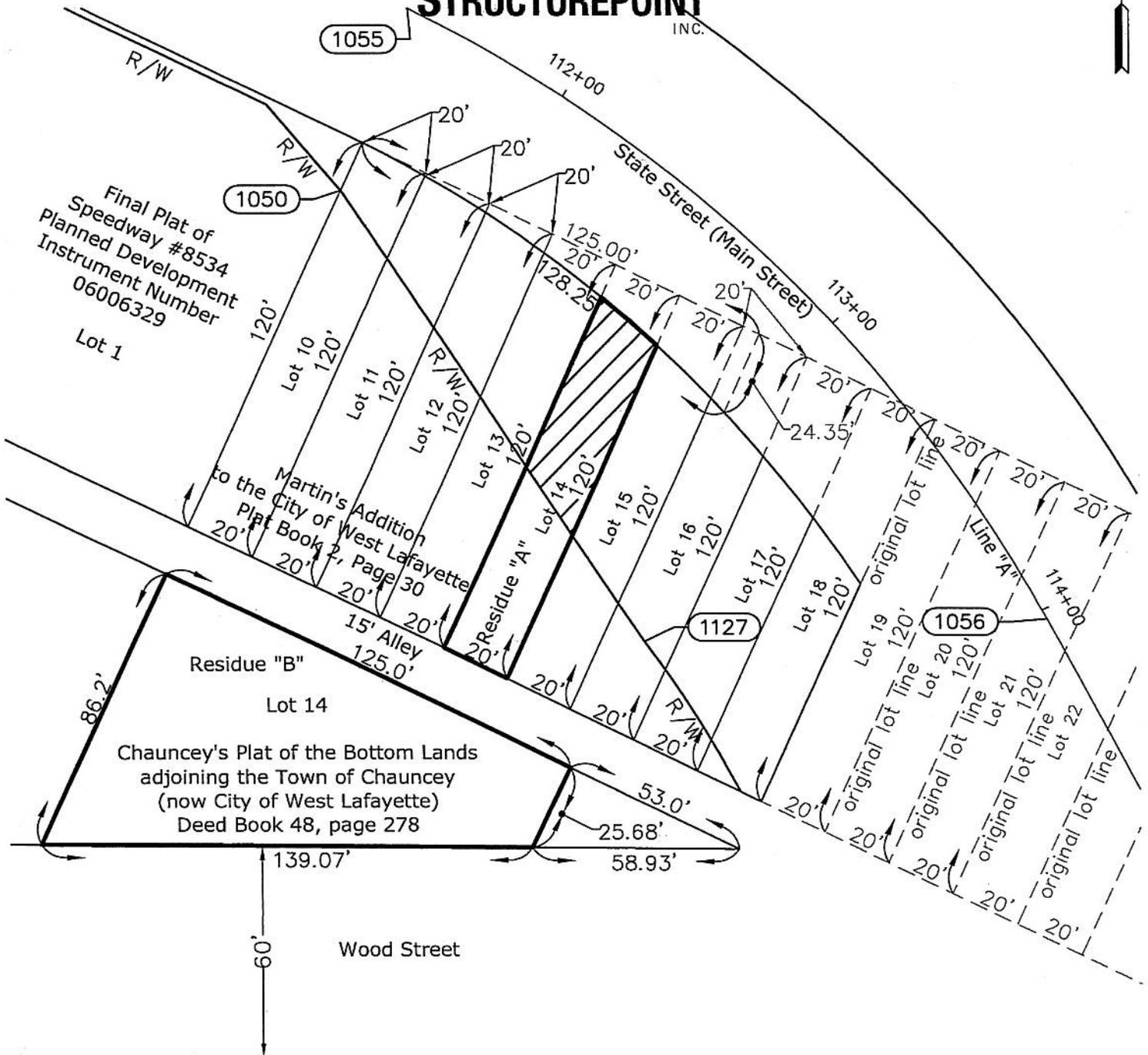
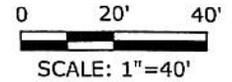
EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared for the City of West Lafayette, Indiana

by: AMERICAN

STRUCTUREPOINT

INC.

SHEET 2 OF 3



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: WEST LAFAYETTE REDEVELOPMENT COMMISSION
 PARCEL: 125
 CODE: N/A
 PROJECT: RE-STATE
 ROAD: STATE STREET
 COUNTY: TIPPECANOE
 SECTION: 20
 TOWNSHIP: 23 NORTH
 RANGE: 4 WEST

DRAWN BY: CMM
 CHECKED BY: JLS
 DES. NO.: N/A

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.