

**SPECIAL ORDINANCE NO. 40, 2024**

**APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE**

=====

Common Addresses of lots to be rezoned:

1211 Wabash Avenue, Terre Haute, IN 47807  
Parcel No.: 84-06-22-379-003.000-002

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807  
Parcel No.: 84-06022-379-013.000-002

-----

Rezone From: C-5 General Central Business District

Rezone To: R-3 General Residence District

Proposed Use: 111 Unit residential development

Name of Owners: City of Terre Haute Department of Redevelopment

Address of Owners: 17 Harding Avenue  
Terre Haute, IN 47807

Phone Number of Owners: c/o Richard J. Shagley II  
812-232-3388

Attorney Representing Owners: Richard J. Shagley II

Address of Attorney: Wright, Shagley & Lowery, P.C.  
PO Box 9849, Terre Haute, IN 47808

For Information Contact:  Owner  Attorney

Council Sponsor: Anthony Dinkel

=====

COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION

**FILED**

NOV 06 2024

**SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 40, 2024**

**CITY CLERK**

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION I. BE IT ORDIANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

Parcel II

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Also

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Parcel III

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12 ½ feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3 ½ inches to an alley; thence South 31 feet; thence West 177 feet and 3 ½ inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half (1/2) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002 and 84-06-22-379-003.000-002

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and 30 South 12th Street, Terre Haute, IN 47807



Be and the same is hereby established as an R-3 General Residence District, together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member,   
Anthony Dinkel, Councilperson

Passed in open Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Tammy Boland, President

ATTEST:

\_\_\_\_\_  
Michelle Edwards, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Brandon Sakbun, Mayor

ATTEST:

\_\_\_\_\_  
Michelle Edwards, City Clerk

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
\_\_\_\_\_  
Richard J. Shagley II

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

**PETITION TO REZONE REAL PROPERTY**

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE,  
INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO COUNTY,  
INDIANA:

LADIES AND GENTLEMEN:

The undersigned, Dave Heath, President of the City of Terre Haute Department of Redevelopment Commission, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

Parcel II

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Also

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Parcel III

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12 ½ feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3 ½ inches to an alley; thence South 31 feet; thence West 177 feet and 3 ½ inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half (1/2) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of

the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002

Parcel No.: 84-06-22-379-003.000-002



Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and  
30 South 12th Street, Terre Haute, IN 47807

Your Petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as C-5 General Central Business District.

Your Petitioner intends to transfer the property for the development of a One Hundred Eleven (111) unit three story residential development, containing studio apartments that will have a kitchenette and full bathroom with a shared living space on each floor. Your Petitioner would request that the real estate described herein shall be zoned as an R-3 General Residence District.

Your Petitioner would allege that the General Residence District would not alter the general characteristics of this neighborhood since the neighborhood is primarily residential in nature.

Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your Petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-3 General Residence District of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, this petition has been duly executed this 16<sup>th</sup> day of November, 2024.

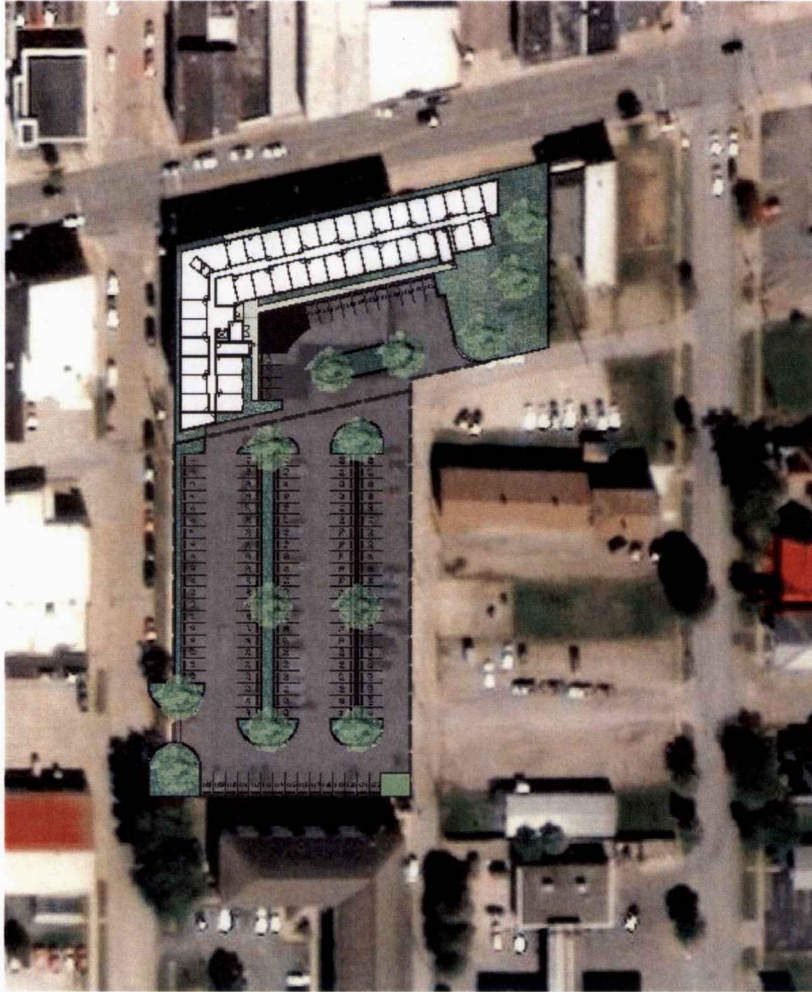
**PETITIONER:**

By: 

Dave Heath, President of City of Terre Haute  
Department of Redevelopment Commission

This instrument was prepared by Richard J. Shagley II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47807.

**SITE PLAN**  
**SPECIAL ORDINANCE NO. 40, 2024**



1211 Wabash Avenue, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-003.000-002

and

30 South 12<sup>th</sup> Street, Terre Haute, IN 47807

Parcel No.: 84-06-22-379-013-.000-002

From: C-5 General Central Business District

To: R-3 General Residence District

Proposed use: 111 Unit Three Story Residential Development

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

2011014649 WD \$26.00  
11/03/2011 03:28:49P 6 PGS  
NANCY S. ALLSUP  
VIGO County Recorder IN  
Recorded as Presented

NOV 03 2011

EXEMPT FROM DISCLOSURE



*Timothy M. Allsup*  
VIGO COUNTY AUDITOR

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH:** THAT the undersigned, OLD NATIONAL BANK, successor in interest to Indiana State Bank of Terre Haute (hereinafter referred to as the "GRANTOR"), **CONVEYS AND SPECIALLY WARRANTS** to CITY OF TERRE HAUTE, by and through its Department of Redevelopment (hereinafter referred to as the "GRANTEE"), all of GRANTOR'S right, title and interest in and to certain real property, together with fixtures owned by Grantor thereon, situate in Vigo County, Indiana, which property is more particularly described as follows, to-wit:

**Parcel I**

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

**Parcel II**

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West 1/2 of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Also**

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West 1/4 of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

**Parcel III**

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.



2

**Parcel IV**

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

**Parcel V**

Lot 24 in Rose's Subdivision of 44 Acres and 2 Rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

**Parcel VI**

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

**Parcel VII**

35 feet off the North side of Lot No. 36 in Rose's Subdivision of 44 acres, 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

**Parcel VIII**

Lot Number Thirty-seven (37) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township 12 North of Range 9 West in the City of Terre Haute.

**Parcel IX**

Lot 38, except 30 feet off the South side thereof, in the Subdivision of 44 Acres and 2 Rods off the East side of the West Half of Section 22 in Township 12 North, of Range 9 West, heretofore made by Chauncey Rose, in Terre Haute, Vigo County, Indiana.

Also

30 feet off the South side of Lot Number 38 in the Subdivision of 44 Acres and 2 Rods off the East side of the West Half of Section 22 in Township 12 North, of Range 9 West, heretofore made by Chauncey Rose.

**Parcel X**

12 ½ feet off of the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3 ½ inches to an alley; thence South 31 feet; thence West



177 feet and 3 1/2 inches to 12<sup>th</sup> Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

**Parcel XI**

North Half (1/2) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 1/2 feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

**Parcel XII**

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. 1/2) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West 1/2 (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West.

Subject to the first installment of ad valorem real estate taxes for the year 2011, due and payable in May, 2012, and all subsequent taxes and assessments which the GRANTEE assumes and agrees to pay.

This conveyance is also made subject to any and all existing or recorded restrictions, exceptions, encroachment permits, leases, reservations, easements, highways, rights-of-way,

4

conditions, building and use restrictions, and covenants of whatever nature, if any, and is expressly subject to all municipal, city, county and state zoning laws and other ordinances, regulations and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the real estate described herein.

This conveyance is also made subject to all prior mineral reservations, conveyances or leases of record be the same oil, gas coal or other minerals of whatsoever kind or nature; provided, however, GRANTOR conveys to GRANTEE all of GRANTOR's right, title or interest in the mineral estate of the above-described real estate.

The GRANTOR warrants to the GRANTEE only that the title to the above-described real estate is free and clear from any and all liens, encumbrances or claims of every description imposed by the GRANTOR or suffered by the GRANTOR. GRANTOR assigns to GRANTEE the benefit of all prior warranties in the chain of title received by GRANTOR from GRANTOR's predecessors in title.

The undersigned person executing this Deed on behalf of GRANTOR represents and certifies that he is the duly elected Senior Vice President, Tax and Real Estate, of GRANTOR and has been fully empowered by resolution of the Board of Directors of GRANTOR to execute and deliver this Deed; that GRANTOR has full capacity to convey the real estate hereby conveyed; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, OLD NATIONAL BANK has caused this Special Warranty Deed to be executed in its name and on its behalf by its duly authorized Senior Vice President, Tax and Real Estate, this 2<sup>nd</sup> day of November, 2011.

OLD NATIONAL BANK

By Douglas C. Gregurich  
Douglas C. Gregurich  
Senior Vice President, Tax and Real Estate

3

STATE OF INDIANA )  
 ) SS:  
COUNTY OF VANDERBURGH )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Douglas C. Gregurich, the Senior Vice President, Tax and Real Estate, of OLD NATIONAL BANK, and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of OLD NATIONAL BANK as his voluntary act and deed and the voluntary act and deed of such bank, for the purposes therein contained.

WITNESS my hand and Notarial Seal, this 2nd day of November, 2011.



M. P. [Signature]  
 ) Notary Public

County of Residence: Vanderburgh

My Commission Expires: 12/12/16

ADDRESS OF GRANTEE AND BEING ALSO WHERE TAX DUPLICATES ARE TO BE SENT UNLESS OTHERWISE NOTIFIED: City of Terre Haute, by and through its Department of Redevelopment 17 Harding Avenue Terre Haute, IN 47807

ADDRESS OF PROPERTY: 1211 Wabash Avenue Terre Haute, IN 47807  
TAX PARCEL NOS. 84-06-22-379-001.000-002  
84-06-22-379-002.000-002  
84-06-22-379-003.000-002  
84-06-22-379-004.000-002  
84-06-22-379-005.000-002  
84-06-22-379-007.000-002  
84-06-22-379-008.000-002

ADDRESS OF PROPERTY: 1225 Wabash Avenue Terre Haute, IN 47807  
TAX PARCEL NO. 84-06-22-379-006.000-002

ADDRESS OF PROPERTY: 1231 Wabash Avenue Terre Haute, IN 47807  
TAX PARCEL NO. 84-06-22-379-013.000-002

ADDRESS OF PROPERTY: 22 S. 12<sup>th</sup> Street Terre Haute, IN 47807  
TAX PARCEL NO. 84-06-22-379-014.000-002

6

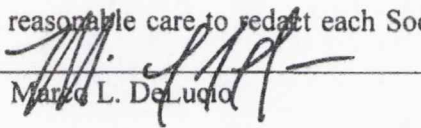
ADDRESS OF PROPERTY: 40 S. 12<sup>th</sup> Street  
Terre Haute, IN 47807  
TAX PARCEL NO. 84-06-22-379-015.000-002

ADDRESS OF PROPERTY: 35 S. 13<sup>th</sup> Street  
Terre Haute, IN 47807  
TAX PARCEL NO. 84-06-22-379-025.000-002

ADDRESS OF PROPERTY: 105 S. 13<sup>th</sup> Street  
Terre Haute, IN 47807  
TAX PARCEL NO. 84-06-22-379-027.000-002

THIS INSTRUMENT WAS PREPARED BY MARCO L. DELUCIO OF THE LAW FIRM OF ZIEMER, STAYMAN, WEITZEL & SHOULDERS, LLP, P. O. BOX 916, EVANSVILLE, INDIANA 47706-0916. TELEPHONE: (812) 424-7575.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

  
\_\_\_\_\_  
Marco L. DeLucio

h:\onb\terre haute\training center sale\special warranty deed.doc



STATE OF INDIANA    )  
                                  ) SS:  
COUNTY OF VIGO     )

**AFFIDAVIT**

Comes now, Dave Heath, President of City of Terre Haute Department of Redevelopment Commission, being duly sworn upon his oath, deposes and says:

1. That the City of Terre Haute Department of Redevelopment is the owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Parcel I

Lots number 18 and 19 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West half of Section 22, Township 12 North, Range 9 West, lying South of the National Road and bounded as follows: on the North by the National Road, on the East by the line dividing the East and West Half of Section 22, Township 12 North, Range 9 West, on the South by the Bloomington Road, and on the West by the E. & C. R. R.

Parcel II

Lot Number Twenty (20), except Six (6) inches, more or less, off the East side thereof, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Also

Lot Number 21 and 6 inches, more or less, off the East side of Lot Number 20, in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ¼ of Section 22, Township 12 North, Range 9 West, as per Plat Record 1 Page 79 in Vigo County Recorder's Office.

Parcel III

Lot Number Twenty-two (22) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, lying South of the National Road as per the recorded plat of said subdivision.

Parcel IV

Lot Number Twenty-three (23) in the subdivision of 44 acres and 2 rods off the East side Of the West Half of Section 22 in Township 12 North of Range 9 West, heretofore made by Chauncey Rose.

Parcel V

Lot 24 in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West ½ of Section 22, Township 12 North, Range 9 West, lying South of the National Road, as the same appears on the recorded plat thereof in Plat Record 1 Page 79.

Parcel VI

Lots Numbers Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), and Twenty-nine (29) in Rose's Subdivision of 44 Acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West.

Parcel VII

12 ½ feet off the North side of Lot Number Sixty-eight (68) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Also

Part of Lot No. 68 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East Side of the West Half of Section 22 in Township 12 North of Range 9 West, bounded as follows: Beginning at a point 12 feet and 6 inches South of the Northwest corner of said lot; thence East 177 feet and 3 ½ inches to an alley; thence South 31 feet; thence West 177 feet and 3 ½ inches to 12th Street; thence North 31 feet to the place of beginning, in the City of Terre Haute, Indiana.

Parcel VIII

North Half (1/2) of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township Twelve (12) North, Range Nine (9) West, line South of the National Road.

Also

37 ½ feet off the South side of Lot Number Sixty-nine (69) in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North of Range 9 West, lying South of the National Road as per recorded plat of the same recorded in the Recorder's Office of Vigo County, Indiana.

Parcel IX

100 feet off the East end of Lot 71 and 100 feet off the East end of the North Half of Lot 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, Vigo County, Indiana.

Also

The South Half (S. ½) of Lot No. 70 in Chauncey Rose's Subdivision of 44 acres and 2 rods off the East side of the West ½ (lying South of the National Road) of Section 22, Township 12 North, Range 9 West in Vigo County, Indiana.

Also

Lot 71 and the North Half of Lot 70 in Rose's Subdivision of 44 acres and 2 rods off the East side of the West Half of Section 22, Township 12 North, Range 9 West, lying South of the National Road as per Plat Record 1 Page 79 in the Vigo County Recorder's Office, except 100 feet off the East end of the above described lots.

Also

The vacated portion of an alley, said portion being described as follows: Twenty (20) feet in width running in a generally Easterly and Westerly direction along the entire North side of Lot Seventy-one (71) in Rose's Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half of Section Twenty-Two (22), Township Twelve (12) North, Range Nine (9) West.

Parcel No.: 84-06-22-379-013.000-002

Parcel No.: 84-06-22-379-003.000-002

Commonly known as 1211 Wabash Avenue, Terre Haute, IN 47807 and 30 South 12th Street, Terre Haute, IN 47807

2. That a copy of the Deed, recorded in the records of the Recorder's Office of Vigo County, Indiana, is attached hereto and made a part hereof and marked as Exhibit A.



