

City of Bloomington Redevelopment Commission

Offering Packet Issued November 19, 2024

Hopewell Blocks 1, 2, and 3

ADDENDUM #1

January 24, 2025

This Addendum forms a part of and modifies the Offering Packet referenced above.

- a. A Right-Of-Way adjustment approval is being pursued concurrently with the timing of this Public Offering. It affects the northwest corner of Block 3. The benefit is the West 2nd Street Modernization and Safety Improvement project which utilizes local and federal funding to reconstruct West 2nd Street. Attached is the Right-Of-Way legal description and sketch/plan that illustrates the impact to Block 3 that should be taken into consideration of a Public Offering response.

All other information in the Offering Packet remains unchanged.

END OF ADDENDM #1

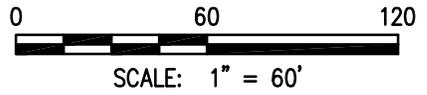
HOPEWELL EAST

A part of Lot 1A, Lot 1B and Lot 1C in Hopewell East Subdivision in the City of Bloomington, Indiana, the plat of which is recorded in Instrument Number 2024005941 in the Office of the Recorder of Monroe County, Indiana, described as follows: Beginning at the northwest corner of said Lot 1A; thence South 89 degrees 32 minutes 28 seconds East 147.67 feet along the south boundary of Second Street and the north line of said Lot 1A, said Lot 1B and said Lot 1C; thence South 87 degrees 29 minutes 32 seconds West 104.34 feet; thence South 82 degrees 55 minutes 19 seconds West 32.78 feet; thence South 30 degrees 34 minutes 10 seconds West 22.31 feet to the east boundary of Rogers Street and the west line of said Lot 1A; thence North 0 degrees 54 minutes 11 seconds East 29.00 feet along said west line and the boundary of said Rogers Street to the point of beginning and containing 740 square feet, more or less.

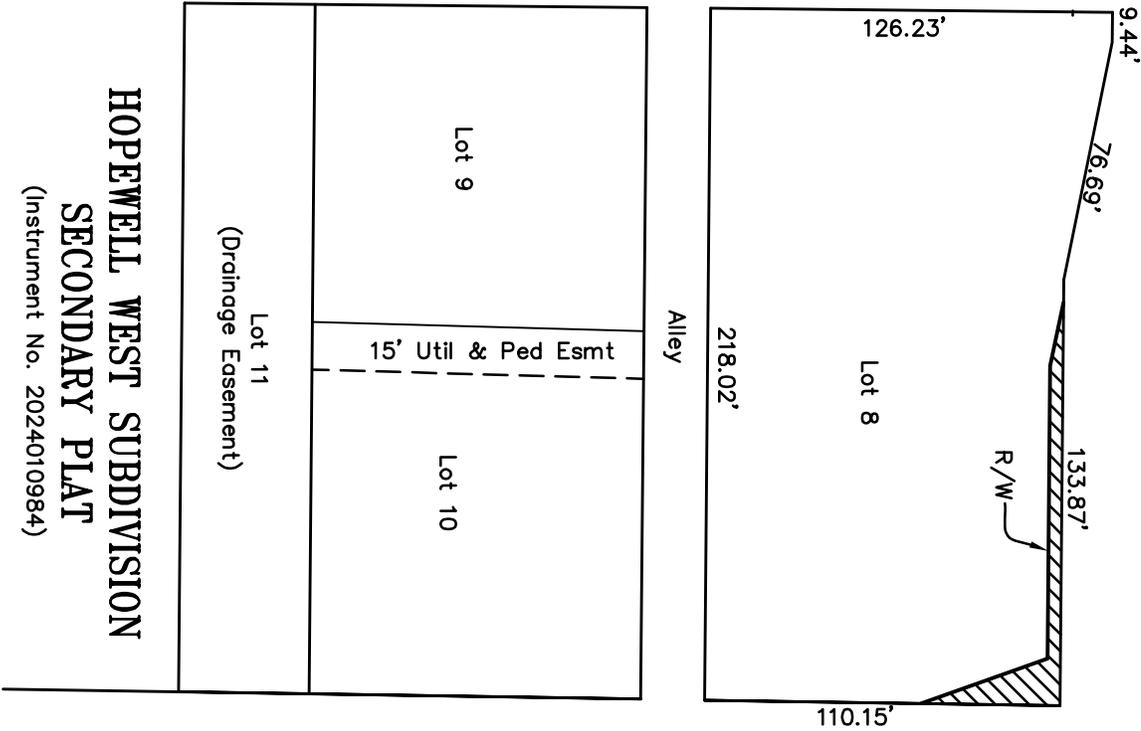
HOPEWELL WEST

A part of Lot 8 in Hopewell West Subdivision - Secondary Plat in the City of Bloomington, Indiana, the plat of which is recorded in Instrument Number 2024010984 in the Office of the Recorder of Monroe County, Indiana, described as follows: Beginning at the northeast corner of said lot; thence South 0 degrees 54 minutes 11 seconds West 43.60 feet along the west boundary of Rogers Street and the east line of said lot; thence North 19 degrees 34 minutes 41 seconds West 42.16 feet; thence North 89 degrees 29 minutes 24 seconds West 92.00 feet; thence North 78 degrees 10 minutes 47 seconds West 20.40 feet to the south boundary of Second Street and the north line of said lot; thence South 89 degrees 29 minutes 24 seconds East 126.78 feet along said north line and the boundary of said Second Street to the point of beginning and containing 759 square feet, more or less.

EXHIBIT "B"

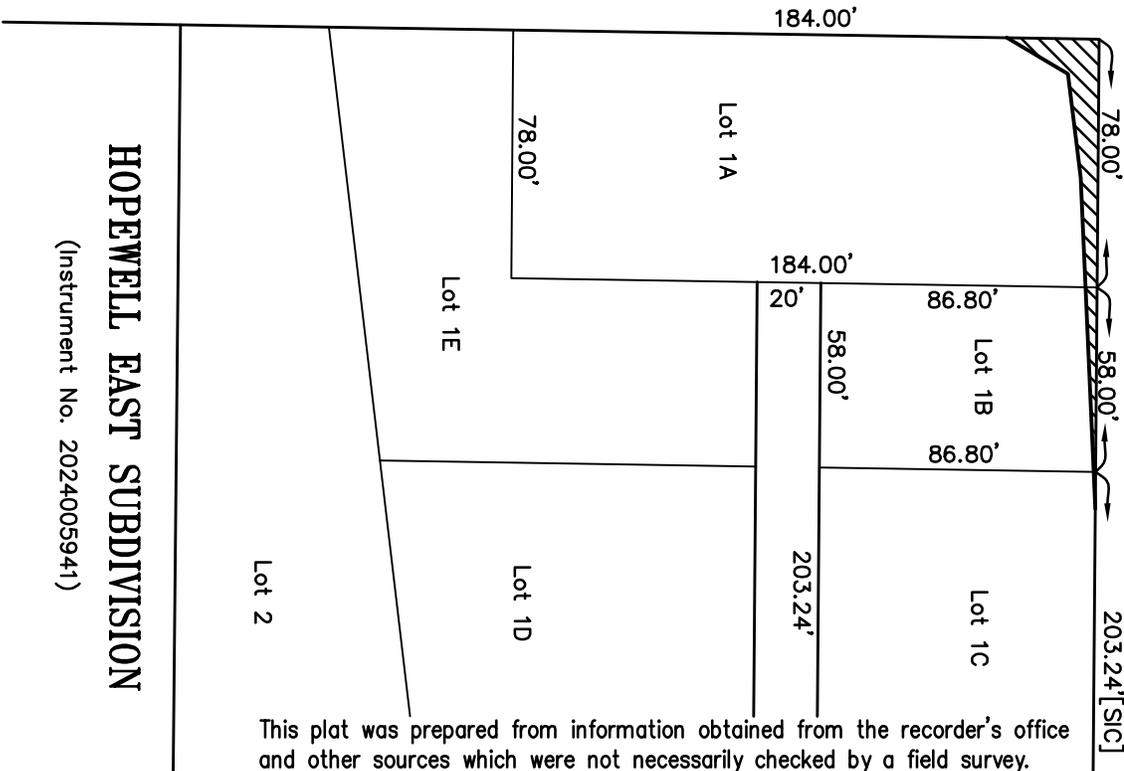


JACKSON STREET



**HOPWELL WEST SUBDIVISION
SECONDARY PLAT**
(Instrument No. 2024010984)

ROGERS STREET



SECOND STREET

HOPWELL EAST SUBDIVISION
(Instrument No. 2024005941)

This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.