

FILED
MAY 01 2013
CITY CLERK

APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE

SPECIAL ORDINANCE No. 12, 2013

	•
COMMON ADDRES	S OF LOTS TO BE REZONED: See attached.
REZONE FROM:	R-2 Two-Family Residence District (11 parcels) -and- C-1 Neighborhood Commerce (4 parcels)
REZONE TO:	C-2 Limited Community Commerce
PROPOSED USE:	Parking lot areas to support the hospital facility and the other healthcare facilities located on Petitioner's campus
NAME OF OWNER:	Union Hospital, Inc.
ADDRESS OF OWN	ER: 1606 North 7th Street Terre Haute, Indiana 47804
PHONE NUMBER C	OF OWNER: (812) 238-7604
ATTORNEY REPRE	SENTING OWNER: B. Curtis Wilkinson
ADDRESS OF ATTO	ORNEY: Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP 333 Ohio Street Terre Haute, Indiana 47807
PHONE NUMBER C	OF ATTORNEY: (812) 232-4311
FOR INFORMATION	N, CONTACT: B. Curtis Wilkinson (X) Attorney
COUNCIL SPONSO	R: <u>Neil Garrison</u>



1. Parcel No. 84-06-15-156-001.000-002

Address: 1661 North 8th Street

[Property currently zoned C-1 – Neighborhood Commerce].

2. Parcel No. 84-06-15-156-003.000-002

Address: 1659 North 8th Street

[Property currently zoned C-1 - Neighborhood Commerce].

3. Parcel No. 84-06-15-156-002.000-002

Address: 815 Beech Street

[Property currently zoned R-2 - Two-Family Residence District].

4. Parcel No. 84-06-15-156-0011.000-002

Address: 1658 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

5. Parcel No. 84-06-15-156-0012.000-002

Address: 1654 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

6. Parcel No. 84-06-15-156-0013.000-002

Address: 1650 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

7. Parcel No. 84-06-15-156-0014.000-002

Address: 1646 North 9th Street

[Property currently zoned R-2 – Two-Family Residence District].

8, Parcel No. 84-06-15-156-0026.000-002

Address: 1642 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

9. Parcel No. 84-06-15-156-0027.000-002

Address: 1638 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

10. Parcel No. 84-06-15-156-0016.000-002

Address: 1634 North 9th Street

[Property currently zoned R-2 – Two-Family Residence District].

11. Parcel No. 84-06-15-156-0017.000-002

Address: 1630 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

12. Parcel No. 84-06-15-156-0028.000-002

Address: 1630 North 9th Street

[Property currently zoned R-2 - Two-Family Residence District].

13. Parcel No. 84-06-15-156-0018.000-002

Address: 1622 North 9th Street

[Property currently zoned R-2 – Two-Family Residence District].

14. Parcel No. 84-06-15-156-0023.000-002

Address: 818 8th Avenue

[Property currently zoned C-1 – Neighborhood Commerce].

15. Parcel No. 84-06-15-156-0024.000-002

Address: 820 8th Avenue

[Property currently zoned C-1 – Neighborhood Commerce].



SPECIAL ORDINANCE NO. 12, 2013

An Ordinance Amending Title III designed as "COMPREHENSIVE ZONING ORDINANCE FOR TERRE HAUTE, INDIANA" OF ORDINANCE NO. 1, 1967, AS AMENDED ENTITLED, "AN ORDINANCE ADOPTING A COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF TERRE HAUTE, INDIANA, IN ACCORDANCE WITH CHAPTER 174 OF THE ACTS OF THE INDIANA GENERAL ASSEMBLY, 1947, AS AMENDED, DESIGNATING THE SAME AS A PART OF THE MASTER PLAN FOR THE CITY OF TERRE HAUTE, INDIANA, PROVIDING PENALTIES FOR VIOLATION THEREOF AND DECLARING AN EMERGENCY" BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Title III, Comprehensive Zoning Ordinance of Ordinance No. 1, 1967 effective November 3, 1967, entitled:

An ordinance adopting a comprehensive zoning ordinance for the City of Terre Haute, Indiana, in accordance with Chapter 174 of the Acts of the Indiana General Assembly, 1947, as amended, designating the same as a part of the master plan for the City of Terre Haute, Indiana, providing penalties for violations thereof and declaring an emergency;"

and Chapter 1161 thereof, and the Zoning District Map, is hereby amended to read as follows:

"The property commonly known as 1661 North 8th Street, 84-06-15-156-001.000-002, more particularly described as follows, to-wit:

Lot 2, except 48 feet off the East end thereof in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14, of Koch's Subdivision of Lot 2 and part of Lot 3, in Spencer's Subdivision of the Northwest quarter of Section 15, Township 12 North, Range 9 West.

The property commonly known as 1659 North 8th Street, 84-06-15-156-003.000-002, more particularly described as follows:

Lot Number 3 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13, and 14 of Koch's Subdivision of Lot Number 2 and part of Lot Number 3 of Spencer's Subdivision of the Northwest Quarter of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

The property commonly known as 815 Beech Street, 84-06-15-156-002.000-002, more particularly described as follows:

48 feet off the East end of Lot 2, in Scott's Subdivision of Lots 3-4-5-10-11-12-13 an 14, of Koch's Subdivision of Lot 2 and part of Lot 3 in Spencer's Subdivision of the North West quarter of Section 15, Township 12 North, Range 9 West.

The property commonly known as 1658 North 9th Street, 84-06-15-156-0011.000-002, more particularly described as follows:

Lot number 1 in Scott's Subdivision of Lots 3-4-5-10-11-12-13-14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9.

The property commonly known as 1654 North 9th Street, 84-06-15-156-0012.000-002, more particularly described as follows:

Lot Number Four (4) of Scott's Subdivision of Koch's Subdivision of Lot 2 and part of Lot 3 of Spencer's Subdivision of the Northwest Quarter of Section 15-12-9, Terre Haute, Indiana.

The property commonly known as 1650 North 9th Street, 84-06-15-156-0013.000-002, more particularly described as follows:

Lot Number 5 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

The property commonly known as 1646 North 9th Street, 84-06-15-156-0014.000-002, more particularly described as follows:

Lot Number Eight (8) of Scott's Subdivision of Lots Three (3), Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of Koch's Subdivision of Lot Number Two (2) and part of Lot Three (3) of Spencer's Subdivision of the Northwest Quarter (14) of Section Fifteen (15), Township Twelve (12) North, Range Nine (9) West in Terre Haute, Indiana.

The property commonly known as 1642 North 9th Street, 84-06-15-156-0026.000-002, more particularly described as follows:

Lot No. 9 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

The property commonly known as 1638 North 9th Street, 84-06-15-156-0027.000-002, more particularly described as follows:

Lot No. 12 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

The property commonly known as 1634 North 9th Street, 84-06-15-156-0016.000-002, more particularly described as follows:

Lot Number Thirteen (13) of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot number Two (2) and part of Lot Number Three (3) of Spencer's Subdivision of the North West Quarter of Section 15, Township 12 North, of Range 9 West, in the City of Terre Haute, Indiana.

The property commonly known as 1630 North 9th Street, 84-06-15-156-0017.000-002, more particularly described as follows:

Lot Number 16 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9, Terre Haute, Ind.

The property commonly known as 1630 North 9th Street, 84-06-15-156-0028.000-002, more particularly described as follows:

Lot Number 17 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9, Terre Haute, Ind.

The property commonly known as 1622 North 9^{th} Street, 84-06-15-156-0018.000-002, more particularly described as follows:

Lot Number 20 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

The property commonly known as 818 8th Avenue, 84-06-15-156-0023.000-002, more particularly described as follows:

37 feet off of the West end of Lots number 6 and 7 in Koch's Subdivision of Lot number 2 in Spencer's Subdivision of the North West quarter of Section 15 in Township 12 North of Range 9 West.

The property commonly known as 820 8th Avenue, 84-06-15-156-0024.000-002, more particularly described as follows:

38 feet off the East side of the West Half (1/2) of Lots 6 and 7 in Koch's Subdivision of Lot 2 in Spencer's Subdivision of the North West Quarter of Section 15-12-9.

be and the same is hereby established as a C-2 – Limited Community Commerce, together with all rights and privileges that may inure 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, the Board of Zoning Appeals approval of special use for off-street parking, and its approval by the Mayor and publication as by law provided.

Presented by Council Member:	- filstow	
Presented by Council Monitori.	Neil Garrison	

Passed in open Council this 13th day of 17th , 2013.

Norm Loudermilk, President

ATTEST:

Charles P. Hanley, City Clerk

CITY CLERK Charles P. Hanley

Approved by me, the Mayor of the City of Terre Haute, this day of, 2013.
MAYOR Duke Bennen
ATTEST: ATTEST:
Charles P. Hanley, City Clerk

This instrument prepared by: B. Curtis Wilkinson, Attorney, Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP, 333 Ohio Street, Terre Haute, IN 47807.

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.

B. Curtis Wilkinson

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 OF VIGO COUNTY, INDIANA.

GENTLEPERSONS:

The undersigned, Union Hospital, Inc., by and through Scott L. Teffeteller, President & Chief Executive Officer and duly authorized representative, respectfully submits this Petition to Rezone fifteen (15) parcels of real estate located in the block bounded by Beech Street to the North, 8th Street to the West, 8th Avenue to the South and 9th Street to the East, specifically requesting to rezone the following parcels of real estate in Terre Haute, Indiana, to a C-2 - Limited Community Commerce designation, more particularly described as follows, to-wit:

1. Parcel No. 84-06-15-156-001.000-002

Address: 1661 North 8th Street

Legal Description:

Lot 2, except 48 feet off the East end thereof in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14, of Koch's Subdivision of Lot 2 and part of Lot 3, in Spencer's Subdivision of the Northwest quarter of Section 15, Township 12 North, Range 9 West.

[Property currently zoned C-1 - Neighborhood Commerce].

2. Parcel No. 84-06-15-156-003.000-002

Address: 1659 North 8th Street

Legal Description:

Lot Number 3 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13, and 14 of Koch's Subdivision of Lot Number 2 and part of Lot Number 3 of Spencer's Subdivision of the Northwest Quarter of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

[Property currently zoned C-1 - Neighborhood Commerce].

3. Parcel No. 84-06-15-156-002.000-002

Address: 815 Beech Street

Legal Description:

48 feet off the East end of Lot 2, in Scott's Subdivision of Lots 3-4-5-10-11-12-13 an 14, of Koch's Subdivision of Lot 2 and part of Lot 3 in Spencer's Subdivision of the North West quarter of Section 15, Township 12 North, Range 9 West.

[Property currently zoned R-2 - Two-Family Residence District].

4. Parcel No. 84-06-15-156-0011.000-002

Address: 1658 North 9th Street

Legal Description:

Lot number 1 in Scott's Subdivision of Lots 3-4-5-10-11-12-13-14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9.

[Property currently zoned R-2 - Two-Family Residence District].

5. Parcel No. 84-06-15-156-0012.000-002

Address: 1654 North 9th Street

Legal Description:

Lot Number Four (4) of Scott's Subdivision of Koch's Subdivision of Lot 2 and part of Lot 3 of Spencer's Subdivision of the Northwest Quarter of Section 15-12-9, Terre Haute, Indiana.

[Property currently zoned R-2 - Two-Family Residence District].

6. Parcel No. 84-06-15-156-0013.000-002

Address: 1650 North 9th Street

Legal Description:

Lot Number 5 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

 $[Property\ currently\ zoned\ R-2-Two-Family\ Residence\ District].$

7. Parcel No. 84-06-15-156-0014.000-002

Address: 1646 North 9th Street

Legal Description:

Lot Number Eight (8) of Scott's Subdivision of Lots Three (3), Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of Koch's Subdivision of Lot Number Two (2) and part of Lot Three (3) of Spencer's Subdivision of the Northwest Quarter (1/4) of Section Fifteen (15), Township Twelve (12) North, Range Nine (9) West in Terre Haute, Indiana.

[Property currently zoned R-2 - Two-Family Residence District].

8. Parcel No. 84-06-15-156-0026.000-002

Address: 1642 North 9th Street

Legal Description:

Lot No. 9 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

[Property currently zoned R-2 – Two-Family Residence District].

9. Parcel No. 84-06-15-156-0027.000-002

Address: 1638 North 9th Street

Legal Description:

Lot No. 12 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

10. Parcel No. 84-06-15-156-0016.000-002

Address: 1634 North 9th Street

Legal Description:

Lot Number Thirteen (13) of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot number Two (2) and part of Lot Number Three (3) of Spencer's Subdivision of the North West Quarter of Section 15, Township 12 North, of Range 9 West, in the City of Terre Haute, Indiana.

[Property currently zoned R-2 - Two-Family Residence District].

11. Parcel No. 84-06-15-156-0017.000-002

Address: 1630 North 9th Street

Legal Description:

Lot Number 16 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

12. Parcel No. 84-06-15-156-0028.000-002

Address: 1630 North 9th Street

Legal Description:

Lot Number 17 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

[Property currently zoned R-2-Two-Family Residence District].

13. Parcel No. 84-06-15-156-0018.000-002

Address: 1622 North 9th Street

Legal Description:

Lot Number 20 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

[Property currently zoned R-2 - Two-Family Residence District].

14. Parcel No. 84-06-15-156-0023.000-002

Address: 818 8th Avenue

Legal Description:

37 feet off of the West end of Lots number 6 and 7 in Koch's Subdivision of Lot number 2 in Spencer's Subdivision of the North West quarter of Section 15 in Township 12 North of Range 9 West.

 $[Property\ currently\ zoned\ C-I-Neighborhood\ Commerce].$

15. Parcel No. 84-06-15-156-0024.000-002

Address: 820 8th Avenue

Legal Description:

38 feet off the East side of the West Half (1/2) of Lots 6 and 7 in Koch's Subdivision of Lot 2 in Spencer's Subdivision of the North West Quarter of Section 15-12-9.

[Property currently zoned C-1 - Neighborhood Commerce].

Your Petitioner is informed and believes that in accordance with Chapter 1161, Zoning District Maps, of Title 3 "Comprehensive Zoning Ordinance 1, 1967," as amended, the above described fifteen (15) parcels of real estate are now zoned as either R-2 – Two-Family Residential District (11 parcels C-1 – Neighborhood Commerce (4 parcels), of the City of Terre Haute, Indiana.

Your Petitioner would further show as part of this Petition that it is the owner of ten (10) parcels of real estate located within the subject block which parcels of real estate are identified on the attached <u>Exhibit A</u>, which parcels of real estate have previously been zoned C-2 – Limited Community Commerce.

In the subject block area the Petitioner is the owner of twenty-five (25) parcels of real estate. Attached hereto as <u>Exhibit B</u> is a diagram of the block with the parcels of real estate owned by Petitioner highlighted in yellow. There are two (2) parcels of real estate which Petitioner does not own which parcels are highlighted in green.

Your Petitioner would respectfully show that the zoning of the above described real estate should be changed to represent the essential character of the locality in which it is situated (that is, fringe properties supporting commercial endeavors adjacent to the real estate North, South, East, and West) and to reflect the general usage of the property, and that the proposed change will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, nor will it impair an adequate supply of light and air to an adjacent property.

Your Petitioner would respectfully show that the aforementioned parcels of real estate are surrounded by property currently owned by Petitioner and/or other medical facilities and it is land that is part of Petitioner's medical campus. It is proposed that the property will be used for parking lot areas to support the hospital facility and the other healthcare facilities located on Petitioner's campus, with the parcels of real estate described on Exhibit A already being used for parking. The contemplated use would apparently require C-2 zoning under Title Three of Comprehensive Zoning Ordinance for Terre Haute, Indiana, as Amended. The real estate adjoins ten (10) parcels of real estate which were previously rezoned to C-2 – Limited Community Commerce designation by Special Ordinance No. 44, 2007.

Your Petitioner would show further that it will be filing a Petition to Vacate the alley which runs in a North/South direction partially through the block, specifically from Beech Street to 8th Avenue. There was an alley that previously ran in an West/East direction partially through the block, specifically 8th Street to 9th Street, which was previously vacated by Special Ordinance No. 45, 2007.

A change in the present zoning to C-2 – Limited Community Commerce would not alter the general characteristics of the area and would more appropriately reflect the nature of your Petitioner's anticipated use.

WHEREFORE, your Petitioner respectfully requests that the Area Plan Commission and the Common Council favorably consider the passage of a special ordinance amending the Comprehensive Zoning Ordinance of the City of Terre Haute, Indiana, being Title 3 of General Ordinance 1, 1967, and declaring the above described real estate to be a part of the Community Commerce Business District: C-2 – Limited Community Commerce, 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 30th day of April, 2013.

Wayne R. Mutson, Executive Vice President & CFO

Union Hospital, Inc.

This instrument prepared by: B. Curtis Wilkinson, Attorney, Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP, 333 Ohio Street, Terre Haute, IN 47807.

EXHIBIT A

1. Parcel No. 84-06-15-156-010.000-002

Address: 1623 & 1625 North 8th Street

Legal Description:

Lot number 19 of Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9, Terre Haute, Ind.

2. Parcel No. 84-06-15-156-009.000-002

Address: 1629 & 1631 North 8th Street

Legal Description:

Lot number 18 of Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9, Terre Haute, Ind.

3. Parcel No. 84-06-15-156-008.000-002

Address: 1639 North 8th Street

Legal Description:

Lots number Fourteen (14) and Fifteen (15) in Scott's Subdivision of lots numbers 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot Two (2) and part of Lot Three (3) of Spencer's Subdivision of North West Quarter (1/4) of Section fifteen (15) Township (12) North, Range Nine (9) West, in Terre Haute, Indiana, as shown by recorded plat thereof recorded in Plat Record Four (4) Page Seventy-three (73) records of Recorder's Office.

4. Parcel No. 84-06-15-156-007.000-002

Address: 1641 North 8th Street

Legal Description:

Lot number 11 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

5. Parcel No. 84-06-15-156-006.000-002

Address: 1645 North 8th Street

Legal Description:

Lot number 10 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

6. Parcel No. 84-06-15-156-005.000-002

Address: 1649 North 8th Street

Legal Description:

Lot number 7 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

7. Parcel No. 84-06-15-156-019.000-004

Address: 1603 North 8th Street, a/k/a 802 8th Avenue

Legal Description:

Lot number 9, except 37 ½ feet off the East side thereof, in Koch's Subdivision of Lot No. 2, in Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

8. Parcel No. 84-06-15-156-020.000-003

Address: 806 8th Avenue Legal Description:

Thirty-seven (37) feet six (6) inches off East side of Lot number 9 in Koch's Subdivision of Lot No. 2, in Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

9. Parcel No. 84-06-15-156-021.000-003

Address: 810 8th Avenue

Legal Description:

The west one-half (1/2) of Lot number 8 in Koch's Subdivision of Lot No. 2, in Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

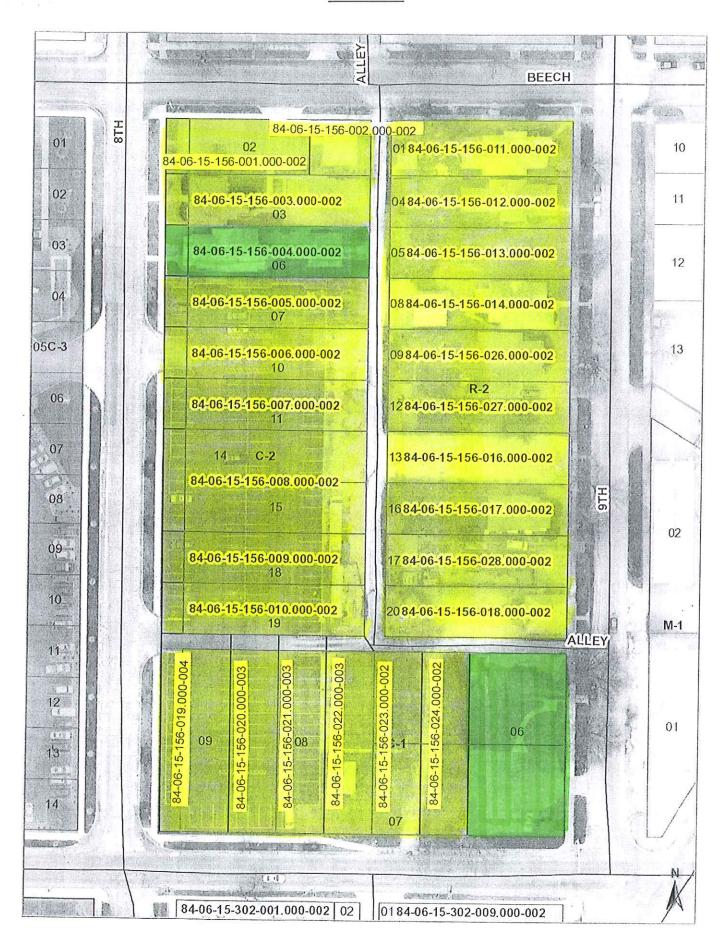
10. Parcel No. 84-06-15-156-022.000-003

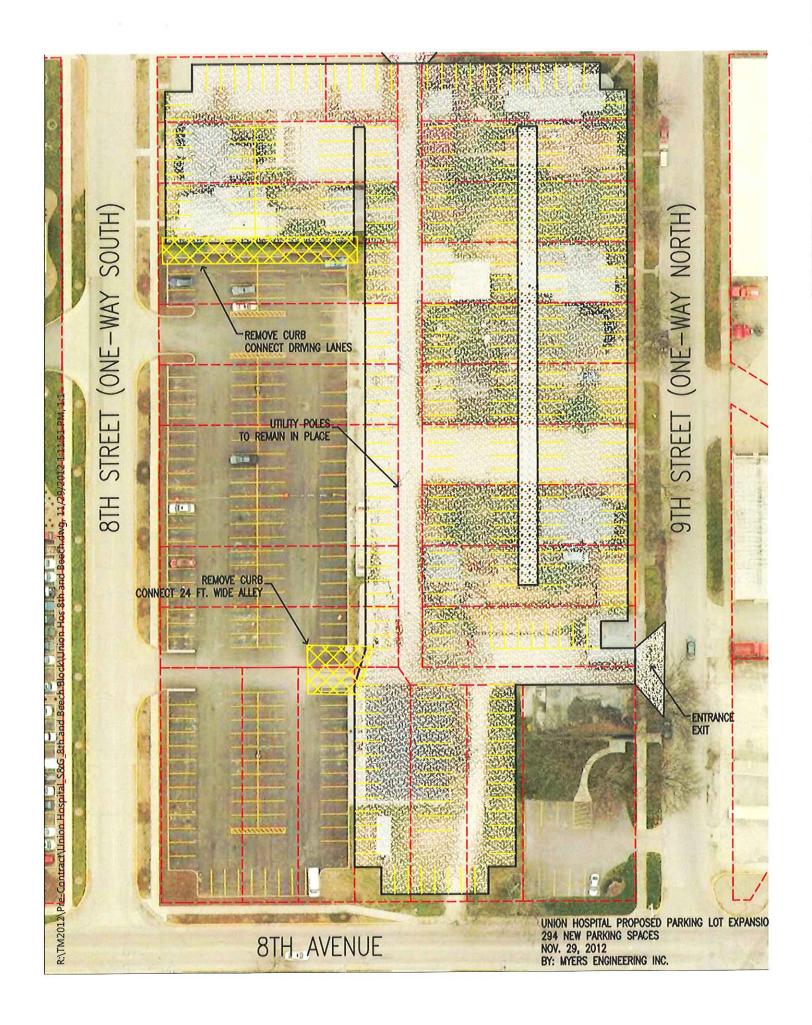
Address: 812 8th Avenue

Legal Description:

The east one-half (1/2) of Lot number 8 in Koch's Subdivision of Lot No. 2, in Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

EXHIBIT B





AFFIDAVIT

OF

WAYNE R. HUTSON EXECUTIVE VICE PRESIDENT & CHIEF FINANCIAL OFFICER OF UNION HOSPITAL, INC.

COMES NOW Wayne R. Hutson, and affirms under penalties of law that:

- 1. Affiant is the Executive Vice President & Chief Financial Officer of Union Hospital, Inc., and is duly authorized to represent and make this Affidavit for and on behalf of Union Hospital, Inc.
- 2. Union Hospital, Inc., is a nonprofit corporation lawfully organized and existing under the laws of the State of Indiana.
- 3. In Affiant's capacity as an officer of Union Hospital, Inc., he is in charge of and is familiar with the properties owned by Union Hospital. Affiant represents and warrants that Union Hospital, Inc., is or will be the owner of record of the following parcels of real estate:
 - 1. Parcel No. 84-06-15-156-001.000-002 Address: 1661 North 8th Street

Legal Description:

Lot 2, except 48 feet off the East end thereof in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14, of Koch's Subdivision of Lot 2 and part of Lot 3, in Spencer's Subdivision of the Northwest quarter of Section 15, Township 12 North, Range 9 West.

[Property currently zoned C-1 - Neighborhood Commerce].

2. Parcel No. 84-06-15-156-003.000-002

Address: 1659 North 8th Street

Legal Description:

Lot Number 3 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13, and 14 of Koch's Subdivision of Lot Number 2 and part of Lot Number 3 of Spencer's Subdivision of the Northwest Quarter of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

[Property currently zoned C-1 - Neighborhood Commerce].

3. Parcel No. 84-06-15-156-002.000-002

Address: 815 Beech Street

Legal Description:

48 feet off the East end of Lot 2, in Scott's Subdivision of Lots 3-4-5-10-11-12-13 an 14, of Koch's Subdivision of Lot 2 and part of Lot 3 in Spencer's Subdivision of the North West quarter of Section 15, Township 12 North, Range 9 West.

[Property currently zoned R-2 - Two-Family Residence District].

4. Parcel No. 84-06-15-156-0011.000-002

Address: 1658 North 9th Street

Legal Description:

Lot number 1 in Scott's Subdivision of Lots 3-4-5-10-11-12-13-14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9.

[Property currently zoned R-2 - Two-Family Residence District].

5. Parcel No. 84-06-15-156-0012.000-002

Address: 1654 North 9th Street

Legal Description:

Lot Number Four (4) of Scott's Subdivision of Koch's Subdivision of Lot 2 and part of Lot 3 of Spencer's Subdivision of the Northwest Quarter of Section 15-12-9, Terre Haute, Indiana.

[Property currently zoned R-2-Two-Family Residence District].

6. Parcel No. 84-06-15-156-0013.000-002

Address: 1650 North 9th Street

Legal Description:

Lot Number 5 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

7. Parcel No. 84-06-15-156-0014.000-002

Address: 1646 North 9th Street

Legal Description:

Lot Number Eight (8) of Scott's Subdivision of Lots Three (3), Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of Koch's Subdivision of Lot Number Two (2) and part of Lot Three (3) of Spencer's Subdivision of the Northwest Quarter (14) of Section Fifteen (15), Township Twelve (12) North, Range Nine (9) West in Terre Haute, Indiana.

[Property currently zoned R-2 - Two-Family Residence District].

8. Parcel No. 84-06-15-156-0026.000-002

Address: 1642 North 9th Street

Legal Description:

Lot No. 9 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

9. Parcel No. 84-06-15-156-0027.000-002

Address: 1638 North 9th Street

Legal Description:

Lot No. 12 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9 Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

10. Parcel No. 84-06-15-156-0016.000-002

Address: 1634 North 9th Street

Legal Description:

Lot Number Thirteen (13) of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot number Two (2) and part of Lot Number Three (3) of Spencer's Subdivision of the North West Quarter of Section 15, Township 12 North, of Range 9 West, in the City of Terre Haute, Indiana.

[Property currently zoned R-2 - Two-Family Residence District].

11. Parcel No. 84-06-15-156-0017.000-002

Address: 1630 North 9th Street

Legal Description:

Lot Number 16 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9, Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

12. Parcel No. 84-06-15-156-0028.000-002

Address: 1630 North 9th Street

Legal Description:

Lot Number 17 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9, Terre Haute, Ind.

[Property currently zoned R-2 - Two-Family Residence District].

13. Parcel No. 84-06-15-156-0018.000-002

Address: 1622 North 9th Street

Legal Description:

Lot Number 20 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana. [Property currently zoned R-2 – Two-Family Residence District].

Parcel No. 84-06-15-156-0023.000-002 14.

Address: 818 8th Avenue

Legal Description:

37 feet off of the West end of Lots number 6 and 7 in Koch's Subdivision of Lot number 2 in Spencer's Subdivision of the North West quarter of Section 15 in Township 12 North of Range 9 West.

[Property currently zoned C-1 - Neighborhood Commerce].

Parcel No. 84-06-15-156-0024.000-002 15.

Address: 820 8th Avenue

Legal Description:

38 feet off the East side of the West Half (1/2) of Lots 6 and 7 in Koch's Subdivision of Lot 2 in Spencer's Subdivision of

the North West Quarter of Section 15-12-9.

[Property currently zoned C-1 – Neighborhood Commerce].

for which a rezoning is requested and attached hereto are the Warranty Deeds evidencing such ownership.

I affirm, under penalties for perjury, that the foregoing representations are true.

ne R. Hutson, Executive Vice President & CFO

Union Hospital, Inc.

STATE OF INDIANA

SS:

COUNTY OF VIGO

Personally appeared before me, a Notary Public in and for said County and State, Wayne R. Hutson, Executive Vice President & CFO, and a duly authorized representative of Union Hospital, Inc., who acknowledges the execution of the above and foregoing Affidavit, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal this day of April, 2013.

B. Curtis Wilkinson, Notary Public My Commission Expires: 2/9/2016

Resident of Vigo County, Indiana

This instrument prepared by: B. Curtis Wilkinson, Attorney, Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP, 333 Ohio Street, Terre Haute, IN 47807.

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT PHILLIP BARNETT, an adult, of Vigo County, Indiana ("Grantor") CONVEYS AND WARRANTS TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot 2, except 48 feet off the East end thereof in Scott's Subdivision of Lots 3-4-5-10-11-12-13 and 14, of Koch's Subdivision of Lot 2 and part of Lot 3, in Spencer's Subdivision of the Northwest quarter of Section 15, Township 12 North, Range 9 West.

(Commonly known as 1661-1663 North 8th Street, Terre Haute, Indiana).

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 10th day of October, 1997.

Phillip Barnett

STATE OF INDIANA) :SS

COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State this 10th day of October, 1997, personally appeared Phillip Barnett and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

Notary Public

My Commission Expires:

Printed Name: B. Curtis Wilkinson

February 9, 2000

Resident of Vigo County, Indiana.

THIS INSTRUMENT PREPARED BY:

MAIL TAX DUPLICATES TO:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808 Union Hospital, Inc. ATTN: INTERNAL AUDIT 1606 North 7th Street Terre Haute, IN 47804 Sequencing Code 968

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Quedente Pade en Munitor VICO COUNTY

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WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT JUDY C. CURRY, widow of Michael R. Curry, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

> Lot Number 3 of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13, and 14 of Koch's Subdivision of Lot Number 2 and part of Lot Number 3 of Spencer's Subdivision of the Northwest Quarter of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

(Commonly known as 1659 North 8th Street, Terre Haute, Indiana).

Grantor, Judy C. Curry, represents and warrants that she is one and the same Judy C. Curry who took title to the referenced property with her then husband, Michael R. Curry, by Warranty Deed bearing the date of August 23, 1975, which Warranty Deed was recorded on August 25, 1975 at Deed Record 365, Page 967-2, Records of the Recorder of Vigo County, Indiana. That subsequent to the said Michael R. Curry and Judy C. Curry having taken title the property in question, the said Michael R. Curry died on May 30, 1991. That Judy C. Curry continually held title to the real estate by tenants of the entirety with Michael R. Curry from August 23, 1975 through the date of his death and she continues to hold title to the above-referenced real estate in her name only.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 11th day of July, 1997.

July C. Curry, Widow of Michael R. Curry

"GRANTOR"

STATE OF INDIANA

) :SS)

COUNTY OF VIGO

Before me, the undersigned, a Notary Public in and for said County and State this 11th day of July, 1997, personally appeared Judy C. Curry, widow of Michael R. Curry, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

My Commission Expires:

February 9, 2000

THIS INSTRUMENT PREPARED BY:

Atty B. Curns Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808

Printed Name: B. Curtis Wilkinson ... Resident of Vigo County, Indiana.

Hut Welhin

MAIL TAX DUPLICATES TO:

Union Hospital, Inc.

ATTN: INTERNAL AUDIT 1606 North 7th Street Terre Haute, IN 47804

Sequencing Code 968

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Juden a Cluder on AUDITOR

WARRANTY DEED

PAUL MASON VIGO CO. RECUPLER

THIS INDENTURE WITNESSETH, THAT LESLIE W. PARR, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

> 48 feet off the East end of Lot 2, in Scott's Subdivision of Lots 3-4-5-10-11-12-13 an 14, of Koch's Subdivision of Lot 2 and part of Lot 3 in Spencer's Subdivision of the North West quarter of Section 15, Township 12 North, Range 9 West.

(Commonly known as 815 Beech Street, Terre Haute, Indiana).

estie

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 2nd day of January, 1998.

"GRANTOR"

STATE OF INDIANA

:SS

COUNTY OF VIGO

)

)

Before me, the undersigned, a Notary Public in and for said County and State this 2nd day of January. 1998, personally appeared Leslie W. Parr and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

Notary Public

My Commission Expires:

Printed Name: B. Curtis Wilkinson

Resident of Vigo County, Indiana.

S INSTRUMENT PREPARED BY:

MAIL TAX DUPLICATES TO:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Torra Unita IN 47202

Union Hospital, Inc. ATTN: INTERNAL AUDIT 1606 North 7th Street

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2009016041 WD \$16.00 11/10/2009 02:48:23P 1 PGS NANCY S. ALLSUP VIGO County Recorder IN Recorded as Presented

Jindy Yn Slyunu VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Jack R. Hewitt, unremarried adult of Terre Haute, Indiana ("Grantor") CONVEYS AND WARRANTS TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot number 1 in Scott's Subdivision of Lots 3-4-5-10-11-12-13-14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West ¼ of Section 15-12-9.

(Commonly known as 1658 North 9th Street, Terre Haute, Indiana 47804).

Grantor represents and warrants that he is one and the same person as the Jack R. Hewitt who took title with his now deceased wife, Marilyn J. Hewitt, to the above-described real estate by a Warranty Deed dated and recorded on February 23, 1960, at Deed Record 320, Page 511, Records of the Recorder's Office, Vigo County, Indiana, and that the marital relationship which existed between said Jack R. Hewitt and Marilyn J. Hewitt continued unbroken from the time they so acquired title to said real estate until the death of Marilyn J. Hewitt on July 5, 2006, at which time Grantor acquired title to said real estate as surviving tenant by the entirety.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 6th day of November, 2009.

Jack B. Howitt
Jack R. Hewitt

STATE OF INDIANA

) :SS)

COUNTY OF VIGO

Before me, the undersigned, a Notary Public in and for said County and State this 6th day of November, 2009, parsonally appeared Jack R. Hewitt and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

Valori J. Berrisford, Notary Public

My Commission Expires: Effetuary 19:2017

Resident of Vigo County, Indiana

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson, #1246-84 Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP 333 Ohio Street Terre Haute, IN 47807 MAIL TAX DUPLICATES TO:

Union Hospital, Inc. ATTN: ACCOUNTING 1606 North 7th Street Terre Haute, IN 47804 Sequencing Code 968

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.

A - Cock Williamson

2011008655 WD \$16.00 07/15/2011 03:11:22P 1 PGS NANCY S. ALLSUP VIGO County Recorder IN Recorded as Presented

JUL 15 2011

Jimoth Yn Shoude VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Matthew Corbin and Amy M. Corbin, husband and wife, of Terre Haute, Indiana ("Grantors") CONVEY AND WARRANT TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

> Lot Number Four (4) of Scott's Subdivision of Koch's Subdivision of Lot 2 and part of Lot 3 of Spencer's Subdivision of the Northwest Quarter of Section 15-12-9, Terre Haute,

(Commonly known as 1654 North 9th Street, Terre Haute, Indiana 47804).

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 13th day of July, 2011.

mater Elle	
Matthew Corbin	
amy M Colm	
Amy M. Corbin	

STATE OF INDIANA)

:SS)

COUNTY OF VIGO

Before me, the undersigned, a Notary Public in and for said County and State this 13th day of July, 2011, personally appeared Matthew Corbin and Amy M. Corbin, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson, #1246-84

Wilkinson, Goeller, Modesitt,

Wilkinson & Drummy, LLP

333 Ohio Street

Terre Haute, IN 47807

My Commission Expires:

-February 19, 2017

MAIL TAX DUPLICATES TO:

Union Hospital, Inc. ATTN: ACCOUNTING 1606 North 7th Street Terre Haute, IN 47804

Sequencing Code 968

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.

B. Curtis Wilkinson

alori J. Berrisford, Notary Public

Resident of Vigo County, Indiana

THIS INDENTURE WITNESSETH, THAT IOANNIS KARTSIMARIS, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

> Lot Number 5 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

> (Commonly known as 1650 North 9th Street, Terre Haute, Indiana),

The purpose of this Corrective Warranty Deed is to correct a certain Deed between 31 Grantor, Ioannis Kartsimaris, and Grantee, Union Hospital, Inc., dated October 30, 1995, which original Deed contained a scribner's error in the legal description having erroneously referred to the lot as "Lot Number 15".

IN WITNESS WHEREOF, Grantor has executed this Corrective Warranty Deed this day of November, 1995.

"GRANTOR"

STATE OF INDIANA)
	:SS
COUNTY OF VIGO)

RECEIVED FOR RECORD THE 14 DAY OF TAGE 18 95 AT 3:45 D'ULLOOK

NANEY BARNILART

Before me, the undersigned, a Notary Public in and for said County and State this <u> 10 TH</u> day of November, 1995, personally appeared Ioannis Kartsimaris and acknowledged the execution of the above Corrective Warranty Deed.

Witness my hand and notarial seal.

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808

Printed Name: VALGRI J. SANQUENETT

Resident of VIGO County, India

MAIL TAX DUPLICATES TO

Union Hospital, Inc. 1606 North 7th Street Terre Haute, IN 47804

DEC 3 0 2010

2010017803 WD \$16.00 12/30/2010 03:06:45P 1 PGS NANCY S. ALLSUP VIGO County Recorder IN Recorded as Presented

Jenoti, Yn Stywe. VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT June B. Błack, of Terre Haute, Indiana ("Grantor") CONVEYS AND WARRANTS TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot Number Eight (8) of Scott's Subdivision of Lots Three (3), Four (4), Five (5), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of Koch's Subdivision of Lot Number Two (2) and part of Lot Three (3) of Spencer's Subdivision of the Northwest Quarter (14) of Section Fifteen (15), Township Twelve (12) North, Range Nine (9) West in Terre Haute, Indiana.

(Commonly known as 1646 North 9th Street, Terre Haute, Indiana 47804).

:SS

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 30th day of December, 2010.

June B. Black

Before me, the undersigned, a Notary Public in and for said County and State this 30th day of December, 2010, personally appeared June B. Black and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

My Commission Expires: February 19, 2017

STATE OF INDIANA

COUNTY OF VIGO

Resident of Vigo County, Indiana

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson, #1246-84 Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP 333 Ohio Street Terre Haute, IN 47807 MAIL TAX DUPLICATES TO:

Union Hospital, Inc. ATTN: ACCOUNTING 1606 North 7th Street Terre Haute, IN 47804 Sequencing Code 968

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.

B. Curtis Wilkinson

MAY 0 1 2000

MMD Date 05/01/2000 Time 15:37:01
Mitchell Neuton
Vigo County Recorder
Filing Fee:
I 200006306 D 445/2930

VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT IVAN R. WENTZ, II and MARLIZA E. WENTZ, Husband and Wife, of Vigo County, in the State of Indiana ("Grantors") CONVEY AND WARRANT TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lots No. 9 and 12 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

(Commonly known as 1642 North 9th Street, Terre Haute, Indiana).

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 1st day of May, 2000.

Ivan R. Wentz, II

Marliza E. Wentz

"GRANTORS"

STATE OF INDIANA

) :SS

COUNTY OF VIGO

)

Before me, the undersigned, a Notary Public in and for said County and State this 1st day of May, 2000, personally appeared Ivan R. Wentz, II and Marliza E. Wentz, Husband and Wife, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

My Commission Expires: March 1, 2001

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808 Printed Name: Valori J. Berrisford
Resident of Vermillion County, Indiana.

Value Oliving and

MAIL TAX DUPLICATES TO:

Union Hospital, Inc. ATTN: ACCOUNTING 1606 North 7th Street Terre Haute, IN 47804 Sequencing Code 968

MAY 0 1 2000

VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT IVAN R. WENTZ, H and MARLIZA E. WENTZ, Husband and Wife, of Vigo County, in the State of Indiana ("Grantors") CONVEY AND WARRANT TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lots No. 9 and 12 in Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot No. 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9 Terre Haute, Ind.

(Commonly known as 1642 North 9th Street, Terre Haute, Indiana).

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 1st day of May, 2000.

Ivan R. Wentz. II

Marliza E. Wentz

"GRANTORS"

STATE OF INDIANA

) :SS

COUNTY OF VIGO

Before me, the undersigned, a Notary Public in and for said County and State this 1st day of May, 2000, personally appeared Ivan R. Wentz, II and Marliza E. Wentz, Husband and Wife, and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

ZMy Commission Expires: March 1, 2001

STATES OF

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808 Printed Name: Valori J. Berrisford
Resident of Vermillion County, Indiana.

(Intury Dirrinfond)
Notary Public

MAIL TAX DUPLICATES TO:

Union Hospital, Inc. ATTN: ACCOUNTING 1606 North 7th Street Terre Haute, IN 47804 Sequencing Code 968

THIS INDENTURE WITNESSETH, THAT Englebert J. Paauwe and Elizabeth J. Paauwe, Husband and Wife, of Vigo County, in the State of Indiana ("Grantors") CONVEY AND WARRANT TO Union Hospital, Inc., an Indiana not-for-profit Corporation, whose address is 1606 North 7th Street, Terre Haute, Vigo County, State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

> Lot Number Thirteen (13) of Scott's Subdivision of Lots 3, 4, 5, 10, 11, 12, 13 and 14 of Koch's Subdivision of Lot number Two (2) and part of Lot Number Three (3) of Spencer's Subdivision of the North West Quarter of Section 15, Township 12 North, of Range 9 West, in the City of Terre Haute, Indiana.

Grantors, and each of them, represent and warrant that they are one and the same persons as the parties designated as Grantees in the Warranty Deed executed by Harry A. Gardner and Ethel L. Gardner, husband and wife, dated October 8, 1982 and recorded October 12, 1982 in Deed Record 391, Page 513, Records of the Recorder's Office, Vigo County, Indiana.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this _____ day of _007 t J 1993 , 1993. **DULY ENTERED** FOR TAXATION ויחיו 12 1993 ∌beth A. "GRANTORS" Kingdom of Thailand STATE OF Renglow of The land
Bengkok-Metropolity
COUNTY OF Embassy of the United States of America Before me, the undersigned, a Notary Public in and for said County and State this _____ day of _______, 1993, personally appeared Englebert J. Paauwe and who acknowledged the

execution of the above and foregoing document and who, having been duly sworn upon his oath, stated that he has read same and that the representations therein contained are true.

Witness my hand and notarial seal. Zuchike Notary Fublic Consul of the "Commission Expires: Printed Name United States of America Resident of American Embassy County, Bangkok Metricolia THATEANN

STATE OF INDIANA :SS COUNTY OF VIGO

execution of the above and foregoing document and who, having been duly sworn upon her oath, stated that she has read same and that the representations therein contained are true.

Witness my hand and notarial seal.

My Commission Expires:

august 3, 1994

Notary Public

Printed Name Michael R. IRe HAND

Resident of Vigo County, Indiana.

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808 (812) 232-4311

MAIL TAX DUPLICATES TO:

Union Hospital, Inc. 1606 N. 7th Street Terre Haute, IN 47808

RECEIVED FOR RECORD THE 12 DAY OF How 1993 AT 300 D'CLOCK pm 1964 NANCY BARNIATT RECORDER

CORPORATE WARRANTY DEED

96 02188

THIS INDENTURE WITNESSETH, THAT DYWYKI CORPORATION, an Indiana 0544 corporation, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS

TO UNION HOSPITAL, INC., an Indiana nonprofit corporation, whose address is 1606 North

Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot 19 in Dunigan's Subdivision of Lots 41-42 and 43 in Subdivision of Section 16, Township 12 North, Range 9 West, excepting 277 feet off West side of said Lot 41 and except 131 feet off of the South side of said Lot 43. In Terre Haute, Vigo County, Indiana.

1230 H 642 St

AND

Lot Number Fifty-eight (58) in Peyton Park, a Subdivision of Lots Eight (8) and Eleven (11) in the Subdivision of School Section Sixteen (16), Township (12) North, Range Nine (9) West, in the City of Terre Haute, Indiana.

18.00-10.724.012

AND

Lot Number One (1) in Koch's Heirs Subdivision of part of Section 15, Township 12 North, Range 9 West as per recorded plat thereof recorded in Plat Record 3, Page 98 in the Vigo County Recorder's Office except that part of said Lot One (1) conveyed to the City of Terre Haute, Ind. on Jan. 7, 1897 as per Deed recorded in Deed Record 92, Page 449 in the Vigo County Recorder's Office. In continuation of the foregoing Abstract #14587.

18.00.15.307-027

AND

Lot Number 34 in Swafford Roberts and Gerstmeyer's Subdivision (continuation plat) of Lots 14 and 17 in the Subdivision of Section 16, Township 12 North, Range 9 West.

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ALSO

60 feet off the West end of Lots 35 and 36, in Swafford, Roberts and Gerstmeyer's Addition to the City of Terre Haute, Indiana, said Addition being parts of Lots 14 and 17 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Indiana.

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ALSO

Lots Thirty-five (35) and Thirty-six (36), except sixty (60) feet off the West ends thereof, in Swafford, Roberts and Gerstmeyer's Addition to the City of Terre Haute, Indiana, said Addition being parts of Lots 14 and 17 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

Loter Sugar

AND

Lot 21 in Richard Dunnigan's Subdivision of Lots numbers 41 and 42 and part of Lot 43 in the Subdivision of Section 16, Township 12 North, Range 9 West, in Terre Haute, Vigo County, Indiana.

1208 N 61/2 St 18-06-16-436-019 000544

AND

Lot Number Two (2) in W. W. Cliver's Subdivision of parts of Lots Number 5-6-7 and 8 in Spencers Subdivision of the North West quarter of Section 15, Township 12, North Range 9 West of the 2d Principal Meridian. Said Lot 2 lies within Lots 6-7 and 8 of said Spencers Subdivision and is 40 feet front by 142 feet deep.

1837 1194 54 1804-15-111-002

AND

PART ONE

Commencing at a point 123 feet South of the North East corner of Lot 6 in Mary F. Langford's Subdivision of part of the South West 1/4 of Section 15, Township 12 North, Range 9 West running thence South Westerly along the Westerly line of Lafayette Avenue to the South East corner of Lot No. 10 of said Subdivision; thence North Westerly along the South line of said Lot 10, and to the East line of the alley as conveyed to the City of Terre Haute by Fred H. Haring and wife Johanna by deed dated April 23, 1909 and recorded in Deed Record 126, Page 270 of records of Recorders Office of Vigo County, Indiana, running thence North eastwardly along the East line of said alley to a point due West of the place of beginning thence East to the place of beginning.

771 Lb 18.357.019

PART TWO

Part of Lot Number Six (6) in Koch's Heirs Subdivision of Part of Section Fifteen (15), Township Twelve (12) North, of Range Nine (9) West, described as follows:

174 46

Beginning at the North East corner of said Lot Six (6) and thence in a Southwesterly direction along the Westerly line Lafayette Avenue to the Southeast corner of Lot Six (6), a distance of Ninety-one feet, thence in a Northeasterly direction a distance of Fifty-five (55) feet to the North line of said Lot Six (6), thence in a Southeasterly direction a distance of One Hundred and Ten (110) feet to the place of beginning.

AND

Spencer's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West 1/4 of Section 15-12-9, Terre Haute, Ind. Lot Number 16 of Scott's Subdivision of Lots 3-4-5-10-11-12-13

1630 MARSH

Grantor herein certifies there is no Indiana Gross Income Tax due hereunder.

The undersigned persons executing this Corporate Warranty Deed on behalf of Grantor represent and certify that they are duly elected officers of DYWYKI Corporation and have been fully empowered, by proper Resolution of the Board of Directors of DYWYKI Corporation to execute and deliver this Corporate Warranty Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

000544

IN WITNESS WHEREOF, DYWYKI Corporation has caused this instrument to be secuted by its President and attested by its Secretary this 14th day of February, 1996.

DYWYKI CORPORATION

By: Kaymond H. Modesitt, President

ATTEST:

Myrl O. Wilkinson, Secretary

STATE OF INDIANA

) :SS

)

COUNTY OF VIGO

Before me, a Notary Public in and for and a resident of said County and State, personally appeared Raymond H. Modesitt and Myrl O. Wilkinson, the President and Secretary, respectively, of DYWYKI Corporation, an Indiana Corporation, who acknowledged the execution of the above and foregoing Corporate Warranty Deed and who, being first duly sworn, upon their oath state that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 19th day of February, 1996.

MY COMMISSION EXPIRES:

THE OF PRODENCE

.

OF RESIDENCE:

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson, #1246-84 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808 (812) 232-4311 MAIL TAX DUPLICATES TO:

Union Hospital, Inc. 1606 North 7th Street Terre Haute, 1N 47804

> AT 300 O'CLOUK P M RECORD 441 PAGE 544

> > FEB 16 1996

Many Baradart
RECORDER O VIGO COUNTY 102

CORPORATE QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That	TBC IV, INC. , a corporation
organized and existing under the laws of the State	of Delaware , QUITCLAIMS to
Union Hospital, Inc. of Vigo County, in the State	of Indiana , for the sum of Ten
Dollars (\$10,00) and other valuable consideration	, the receipt of which is hereby
acknowledged, the following described real estate	in Vigo County, in the State of
Indiana;	3

Lot Number 17 of Scott's Subdivision of Lots 3-4-5-10-11-12-13 & 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West $\frac{1}{2}$ of Section 13-12-9 Terre Haute, Ind.

Grantor further states that the above described real estate, to grantor's knowledge and belief, is one and the same as parcel #18-06-15-156-028, Scott's Subdivision 423/410 15-12-9, Lot 17. Grantor, however, makes no warranties in this regard, having acquired the subject real estate under the above abbreviated legal description through quitclaim deed, from TBC Tax I, Inc., which purchased the property at tax sale under the same abbreviated legal description.

The undersigned persons executing this deed on behalf of said grantor corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered, by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the grantor corporation has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done. Grantor further warrants that there are no Gross Income Taxes due the State of Indiana as a result of this transaction.

IN WITNESS WHEREOF, DISTRIBUTION OF THE STATE OF THE STA	, The said <u>Grantor</u> has caused this deed to be r, <u>2001</u> .
committee an unus essabilities ist REU3(6)	TBC IV, INC.
OCT 3 0 2001	By: Signature famall va
VIGO COUNTY AUDITOR STATE OF FLORIDA	Printed fact sagran. Office vire president.
001007.07.7.4.	SS:

COUNTY OF PALM BEACH

Before me, a notary Public in and for said County and State, personally appeared Paul Safran of __TBC IV, INC. _, a corporation organized and existing under the laws of the State of Delaware, and acknowledged the execution of the foregoing Corporate Quitclaim Deed for and on behalf of said corporation, and who, have been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 25TH day of October, 2001.

My commission expires

Signature

Printed Peter Ramsey, Notary Public

Peter Ramsey
Commission # CC 976413
Expires Oct. 22, 2004
Bonded True
Attantic Bonding Oc., Ira.

Residing in Palm Beach County, Florida

This instrument was prepared by John E. Kolas , attorney at law.

Return to: Wilkinson Law Firm, 333 Ohio Street, P.O. Box 800, Terre Haute, IN 47808

Send tax statement to: Union Hospital, Inc., Attn: Accounting 1606 N. 7th Street, Terre Haute, IN 47804

Sequencing Code 968

Subject to final acceptance for transfer

MAR 01 2012

2012003488 WD \$16.00 03/01/2012 03:30:35P 1 PGS NANCY S. ALLSUP VIGO County Recorder IN Recorded as Presented

Juney in Alguer VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT William D. Shorter and Sheila G. Shorter, husband and wife, of Terre Haute, Indiana ("Grantors") CONVEY AND WARRANT TO Union Hospital, Inc., an Indiana nonprofit corporation, whose address is 1606 North Seventh Street, Terre Haute, Vigo County, State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

Lot Number 20 of Scotts Subdivision of Lots 3-4-5-10-11-12-13 and 14 of Koch's Subdivision of Lot No. 2 and part of Lot 3 of Spencer's Subdivision of the North West ¼ of Section 15, Township 12 North, Range 9 West, Terre Haute, Indiana.

(Commonly known as 1622 North 9th Street, Terre Haute, Indiana 47804).

IN WITNESS WHEREOF, Grantors have executed this Wa	irranty Deed this 1st day of March, 2012.
Ž	Villiam D. Shorter
V	Villiam D. Shorter
Ś	Shile Y Shuttu heila G. Shorter

STATE OF INDIANA)
	:SS
COUNTY OF VIGO	}

Before me, the undersigned, a Notary Public in and for said County and State this 1st day of March, 2012, personally appeared William D. Shorter and Sheila G. Shorter and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

My Commission Expires:

Resident of Vigo County, Indiana

Valou O Burusfind Valori J. Bernsford, Notary Public

THIS INSTRUMENT PREPARED BY:

Atty B. Curtis Wilkinson, #1246-84 Wilkinson, Goeller, Modesitt, Wilkinson & Drummy, LLP 333 Ohio Street Terre Haute, IN 47807 MAIL TAX DUPLICATES TO:

Union Hospital, Inc. ATTN: ACCOUNTING 1606 North 7th Street Terre Haute, IN 47804 Sequencing Code 968

> 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.

B. Curtis Wilkinson

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT Randolph C. Lietzke, of Vigo County, in the State of Indiana ("Grantor") CONVEYS AND WARRANTS TO DYWYKI CORPORATION, an Indiana corporation, whose address is 333 Ohio Street, P.O. Box 800, Terre Haute, Vigo County, State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:

37 feet off of the West end of Lots number 6 and 7 in Koch's Subdivision of Lot number 2 in Spencer's Subdivision of the North West quarter of Section 15 in Township 12 North of Range 9 West.

(Commonly known as 818 8th Avenue, Terre Haute, Indiana).

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 25th day of October, 1994.

Randolph C. Letzke

"GRANTOR"

STATE OF INDIANA) :SS COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State this 25th day of October, 1994, personally appeared Randolph C. Lietzke and acknowledged the execution of the above Warranty Deed.

Witness my hand and notarial seal.

Notary Public

My Commission Expires:

Printed Name: B. Curtis Wilkinson

February 9, 1996

Resident of Vigo County, Indiana.

THIS INSTRUMENT PREPARED BY:

MAIL TAX DUPLICATES TO:

Atty B. Curtis Wilkinson 333 Ohio St., P.O. Box 800 Terre Haute, IN 47808 DYWYKI Corporation 'c/o Union Hospital, Inc. 1606 North 7th Street Terre Haute, IN 47804

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That The Merchants National Bank of Terre Haute, a national banking association with principal offices in the City of Terre Haute, Indiana, CONVEYS, BARGAINS AND SELLS unto Union Hospital, Inc., an Indiana Not-For-Profit corporation, of Vigo County, State of Indiana, for consideration of the sum of One and No/100 Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate situated in Vigo County, in the State of Indiana, to-wit:

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38 feet off the East side of the West Half (1/2) of Lots 6 and 7 in Koch's Subdivision of Lot 2 in Spencer's Subdivision of the North West Quarter of Section 15-12-9.

Subject to all easements and restrictions of record and to any matter which an accurate survey or inspection would reveal.

Subject to the taxes for 1989 payable in 1990, prorated from the date hereof.

GRANTOR certifies that there is no Indiana gross income tax due by reason of this conveyance.

GRANTOR does covenant with the Grantees and their assigns that the above described real estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said GRANTEES and their assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This Corporate Special Warranty Deed is executed by authority of the Board of Directors of Grantor, The Merchants National Bank.

IN WITNESS WHEREOF, The Merchants National Bank has

William D. Sawyers,
caused its corporate name to be signed by its Vice President

Ina J. Martin,
and attested by its Banking Center Officer/M.O. Operations Manager

this 29th day of December , 1989.

THE MERCHANTS NATIONAL BANK (SEAL) Printed Name: William D. Sawyers/ Title: Vice President Printed Name: Ina J. Martin itle: Banking Center Officer/M.O. Operations Manager STATE OF INDIANA SS: COUNTY OF VIGO Before me, the undersigned, a Notary Public within and for said County and State, this 29th day of December 1989, personally appeared William D. Sawyers Ina J. Martin to me known and known to me to be the Vice President Banking Center Officer/M.O. Operations Manager of The Merchants National Bank, and acknowledged the execution of the above and foregoing Corporate Special Warranty Deed for and on behalf of said The Merchants National Bank for the uses and purposes therein set forth, and being first duly sworn, stated under oath that the statements contained in said Corporate Special Warranty Deed pertaining to Indiana gross income tax and their authority to execute the foregoing Corporate Special Warranty Deed are true.

Linda M. Emmrich
(Name Typewritten or Printed)

My Commission Expires: My County Of Residence Is:

7/25/93

Vigo

This instrument prepared by:	Ronald E. Jumps, Attorney Terre Haute, Indiana
Tax Duplicate Sent to: UNION HOSPITAL, TNC. address: 1606 NORTH SEVENTH ST TERRE HANTE, INDIANA 47804-2780	



Receipt



Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807 Telephone: (812) 462-3354 Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: June 6, 2013

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO SPECIAL ORDINANCE NUMBER #12-13

CERTIFICATION DATE: June 5, 2013

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 12-13. This Ordinance is a rezoning of the property located at 15 addresses – Union Hospital. The Petitioner, Union Hospital, Inc., Petitions the Plan Commission to rezone said real estate from zoning classification R-2 and C-1 to C-2, Community Commerce District, for off-site parking lot areas to support the hospital facility and the other healthcare facilities located on the Petitioner's campus. The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 12-13 at a public meeting and hearing held Wednesday, June 5, 2013. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 12-13 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 12-13 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 12-13, was FAVORABLE.

Fred L. Wilson, President

Darren Maher, Assistant Director

Received this 6th day of June, 2013

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #12-13 Date: June 5th, 2013 Doc: # 40 Page 1 of 5

APPLICATION INFORMATION

Petitioner:

Union Hospital, Inc.

Property Owner:

Same as Above

Representative:

Curtis B. Wilkinson

Proposed Use:

(Off-Site) Parking lot areas to support the hospital facility and the other healthcare facilities located on the Petitioner's Campus.

Proposed Zoning:

C-2, Community Commerce District

Current Zoning:

R-2, Two-Family Residence District, and C-1, Neighborhood Commerce District

Location:

The Parking lot will be on North 9th Street between East Beech Street and 8th Avenue, consisting of all but one lot, and the parking lot on the northeast corner of East Beech Street and North 8th

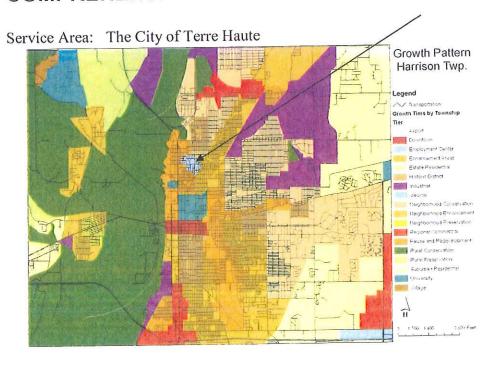
Street.

Common Address:

1659 - 1661 N. 8th St., 1622 - 1658 N. 9th St., 815 Beech St., and

818 – 820 8th Avenue.

COMPREHENSIVE PLAN GUIDANCE



STAFF REVIEW - CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #12-13 Date: June 5th, 2013 Doc: # 40 Page 2 of 5

Recommended Use: Medical/Hospital Areas

• The size of the district(s) and the spillover effects of traffic and medical activities into adjacent residential neighborhoods should be contained and limited. This should be accomplished in a manner that does not inhibit future medical growth or development or conversion of residential uses for medical activities;

 The district should be planned as a whole with clear and controlled access, direction signage, controlled drive cuts, cooperative district wide parking, and careful planning of the spatial interrelationship between various land uses and activities; and,

• Along the edges of the district(s) special attention should be devoted to buffering, perhaps through landscaping, to clearly separate and distinguish the hospital/medical area from the adjacent residential areas. Within the hospital/medical district landscaping, streetscape details and pedestrian amenities should be enhanced and coordinated

Available Services: Area is well served by utilities.

Soil Limitations: Not studied.

Street Access: Beech Street, North 8th Street, and North 9th Street are local level

roadways.

Dev. Priority: The petitioned property has a high priority for new development.

ZONING COMPATIBILITY

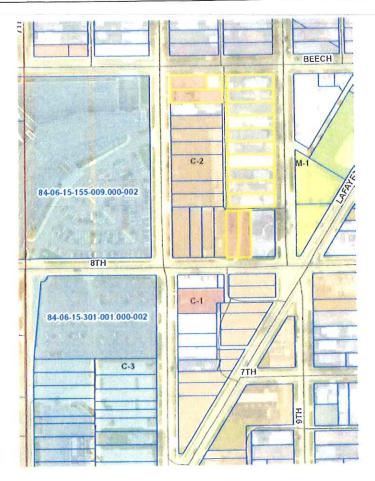
Sur. Zones and Uses: North - R-2, Two-Family Residence

East - R-2, Two-Family Residence, M-1, Light Industrial South - C-1 and C-2, Neighborhood and Community Commerce

West - C-3, Regional Commerce

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #12-13 Date: June 5th, 2013 Doc: # 40 Page 3 of 5



Character of Area: The petitioned property is located within the Hospital Growth Boundary. This area has a low to medium intensity for new development with structures ranging from 1 to 3 stories maximum.

Contig. Uses & Zones: To the north is an R-2, Two-Family Residence District, with uses that consist of single family residential detached dwelling. To the east, an R-2, Two-Family Residence District (nonconforming), and M-1, Light Industry with the current use of property as the Coca Cola Bottling Company. To the south C-1, Neighborhood Commerce District and C-2, Community Commerce District, with a private practice, and hospital parking. To the west a C-2 Community Commerce District, and C-3 Regional Commerce District which is the Union Hospital Health Care Campus.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Doc: #40 Number: SO #12-13 Date: June 5th, 2013 Page 4 of 5

ZONING REGULATIONS

C-2 Purpose: The Community Commerce Zone is designed for the residents of the nearby community consisting of more than one (1) of the neighborhoods in that section of the city, so as to permit a wider variety of both business uses and services. It is designed not for an abutting neighborhood, but for a relatively larger consumer population for both daily and occasional shopping. The development is characterized by a lack of "comparison shopping" and is limited to providing only one (1) store for each type of business.

Antique shops, Art galleries, but not including auction rooms, Banks and C-2 Uses: financial institutions, Bicycle sales, rental, and repair stores, Blue-printing and photos tatting establishments, Books and stationery stores, Camera and photographic supply stores, Candy and ice cream stores, Leather goods and luggage stores, Loan offices, Locksmith shops, Medical and dental clinics, Meeting halls, Millinery shops, Municipal or privately-owned recreation buildings or community-center, Musical instrument sales and repair, Newspaper distributors for home delivery and retail sale, Office supply stores, Offices, business and professional, Optometrists, Paint and wallpaper stores, Restaurants. Liquor may be served if incidental to the serving of food as the principal activity. (Gen. Ord. No. 2, 2007, As Amended, 2-8-07), Live entertainment. (Gen. Ord. No. 2, 2007, As Amended, 2-8-07)

C-2 Standards: Minimum Lot Size: 3,300 Sq. Ft.

FAR 0.9 %

Street Setback: 40 feet from centerline;

Rear setback 11';

Interior setback of 50' buffer at right angles along the interior property lines for new structures

Parking Requirements for Hospital Sanitarium One space per two beds plus one and one-half (1.5) spaces per one (1) emergency room bed

STAFF REVIEW - CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #12-13 Date: June 5th, 2013 Doc: # 40 Page 5 of 5

FINDINGS and RECOMMENDATION

Staff Findings:

The petitioned property is located within the Hospital Growth Boundary Area and has a low to medium intensity for new development. The low and medium intensity will allow for developments that range from 1 to 3 stories maximum.

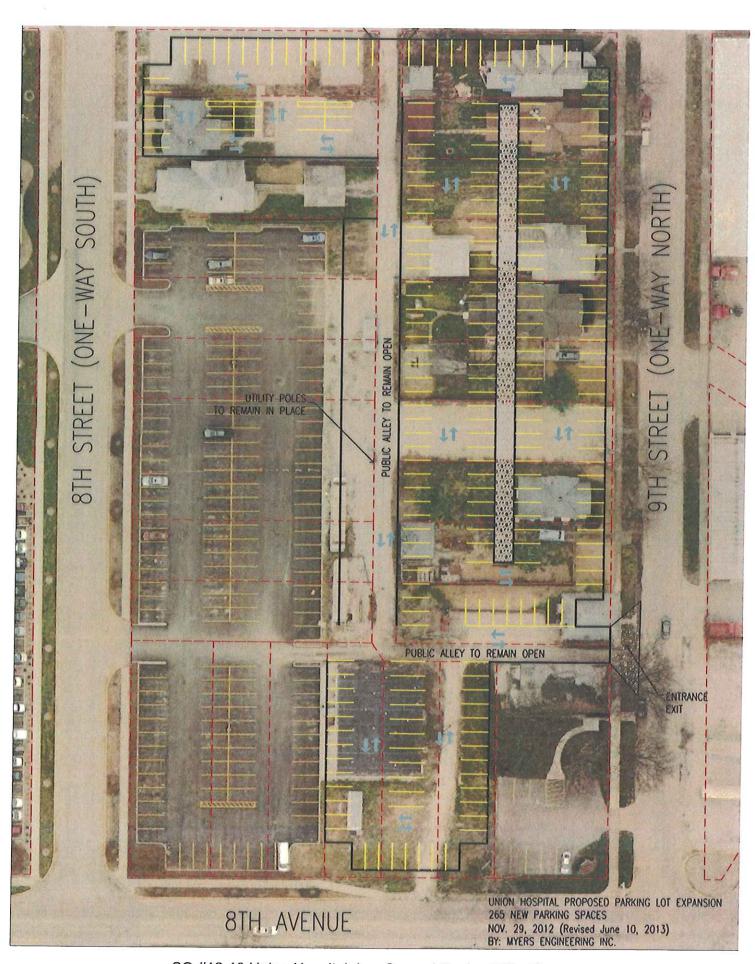
<u>Goals</u> of the Union Hospital Campus Redevelopment Guideline call for utilizing vacant property, create a unified hospital aesthetic, strengthen the pedestrian network, and minimize impacts on the surrounding neighborhood.

To accomplish these goals the Union Hospital Campus Redevelopment Guideline provides these <u>recommendations</u>. The plan calls for retrofitting existing buildings with entrance from public sidewalk where possible, create consistent setbacks from public sidewalks, create internal pedestrian network between buildings, centralize parking towards block interiors, and provide parking lot landscaping, oases & edge treatments.

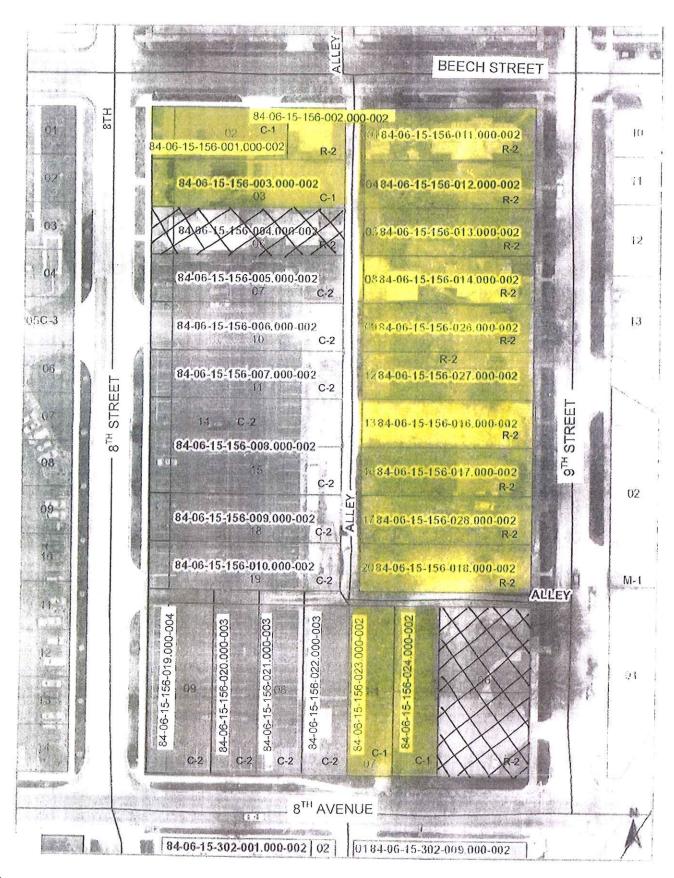
This Off-Site parking areas must be approved need Special Use approval from the City of Terre Haute Board of Zoning Appeals.

Recommendation:

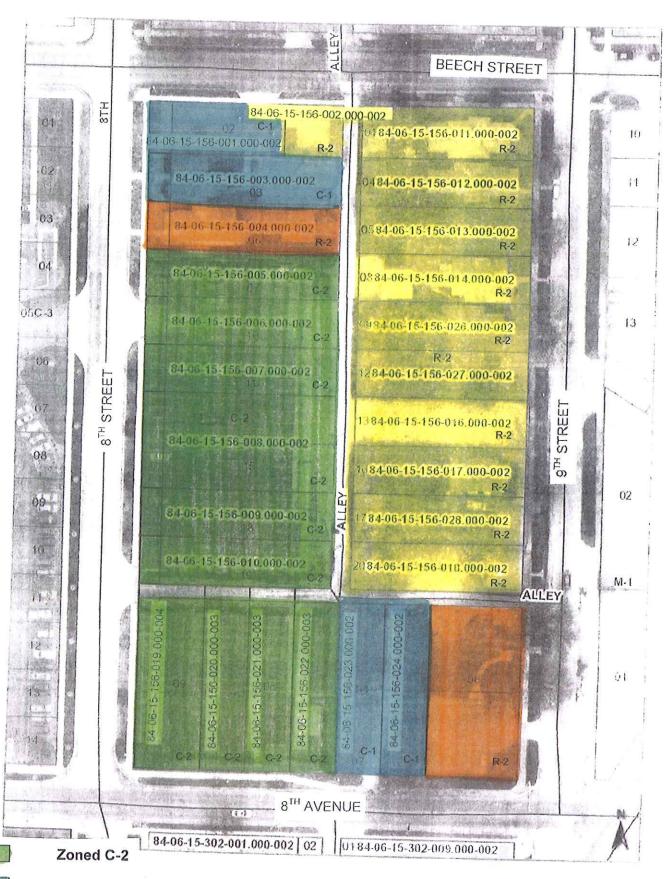
Favorable Recommendation, with the condition the petitioner must seek the City BZA Special Use approval.



SO #12-13 Union Hospital, Inc. Second Revised Site Plan



Legend:



_egend:

Zoned C-1

Zoned R-2

Not Owned by Union Hospital

