



ADDENDUM NUMBER: 02

TO:	All Interested Respondents
FROM:	Eddie Shei, Sr. Project Manager, Department of Metropolitan Development
DATE:	July 09, 2026
RE:	RFEI-13DMD-2026-1

The following are the City’s responses to questions submitted by the vendor community in reference to the above-listed Request for Expressions of Interest.

Vendors shall note that only these *written* statements will be binding on the City. These written statements represent the City’s official position and supersede any previous oral statements made during any Conference or at any time by City staff.

The Department of Metropolitan Development is sharing the attached ALTA Survey of the Former Indiana Women’s Prison property in order to assist respondents in their planning efforts.

Acknowledgement on page 2. Please note that Acknowledgement must be signed and submitted with responses.



ACKNOWLEDGEMENT

Acknowledge receipt of this addendum by signing below and submitting with your response. Failure to do so may result in your submittal being found non-responsive.

Signature

Printed Name

Company Name

Date

Certificate of Land Survey
This Land Survey, prepared by V3 Companies, is hereby certified to the following.

To: The City of Indianapolis, Department of Metropolitan Development.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on January 7, 2026.
Date of Plat or Map: November 25, 2025
Last Revised: January 9, 2026

Brian C. Rismiller
Registered Land Surveyor of the State of Indiana
Registration Number LS20200083

Land Description per QUITCLAIM DEED #A202400104310

All that portion of the West Half of the Southeast Quarter of Section Six (6), Township Fifteen (15) North, Range Four (4) East, not heretofore deeded to said State of Indiana or to William Willard, the same being Thirty-six (36) acres, more or less off the East side of said tract of land, lying North of the South line of the National Road (which said road runs through the same), and which is bounded as follows, viz:

Commencing at the Northeast corner of said Half Quarter Section of land, running thence West Thirty-nine rods more or less to the land of said William Willard; thence South to the South side of said National Road; thence Eastwardly along the South line of said road to the East line of said Half Quarter Section of land, and thence North to the place of beginning.

EXCEPT:
Part of the West Half of the Southeast Quarter of Section Six (6) Township Fifteen (15) North, Range Four (4) East, in Marion County, State of Indiana, described as follows:

Beginning on the East line of said Half Quarter Section at a point Two Hundred and Sixty-three and Seven Tenths (263.7/10) feet North of the Southeast corner thereof (said beginning point being also the North line of Washington Street) and running North with the East line of said Half Quarter Eleven Hundred and Ninety-two (1192) feet, to the South line of New York Street; thence West with the South line of said New York Street and parallel to the North line of said Half Quarter Six Hundred and Eight and One Tenth (608.1/10) feet to the East line of Randolph Street; thence South with the East line of said Randolph Street Twelve Hundred and Forty-one and Seventy-five Hundredths (1241.75/100) feet to the North line of said Washington Street; thence Eastwardly with the North line of Washington Street Six Hundred and Thirteen and Five Tenths (613.5/10) feet, to the beginning, containing Seventeen and Two Hundredths (17.2/100) acres, more or less.

Land Surveyor's Report
In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.

The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of dead (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows:
The basis of bearings for this project is the Marion County Coordinate System with bearing on the East line of North 00 degrees 04 minutes 54 seconds West. The boundary was established by splitting the back of walks around the block to recreate the centerlines of the roads. This was then offset using right-of-way dimensions on the Marion County ARB maps (map S06-T15N-R04E_H). This solution generally agreed with the monumentation recovered within the block.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:
(A) Availability and condition of reference monuments
- Monuments were found at or near the established corners for the subject real estate and its adjoining and any variances have been annotated hereon.
- The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 0.9 feet, more or less.

(B) Occupation or possession lines
- The entirety of the subject parcel falls within the pavement lines for the adjoining streets and alley.

(C) Clarity or ambiguity of the record descriptions:
- No gaps or overlaps were discovered as a part of this survey.

(D) The relative positional accuracy of the measurements
- This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes

Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will V3 Companies, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will V3 Companies, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Flood Information Note

Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at <http://msc.fema.gov/>.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of Marion County, Indiana, Map Number 18097C0144F, dated April 19, 2016, and was found to be located in Flood Zone X, being within Community Panel Number 180159.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Legal Drain Tile or Ditch Note

A search of County Surveyor records and information shows that the Subject Real Estate is not burdened by either a Legal Drain Tile or a Legal Drain Ditch.

Title Insurance Company Commitment Note

Evidence of source of title for the subject tract was provided by _____ Title Insurance Company, having a Title Commitment Number of _____ and is dated effective _____ at _____ AM. Survey-related exceptions that were disclosed within Schedule B of said title commitment have been depicted on the survey, each being identified by their recording data.

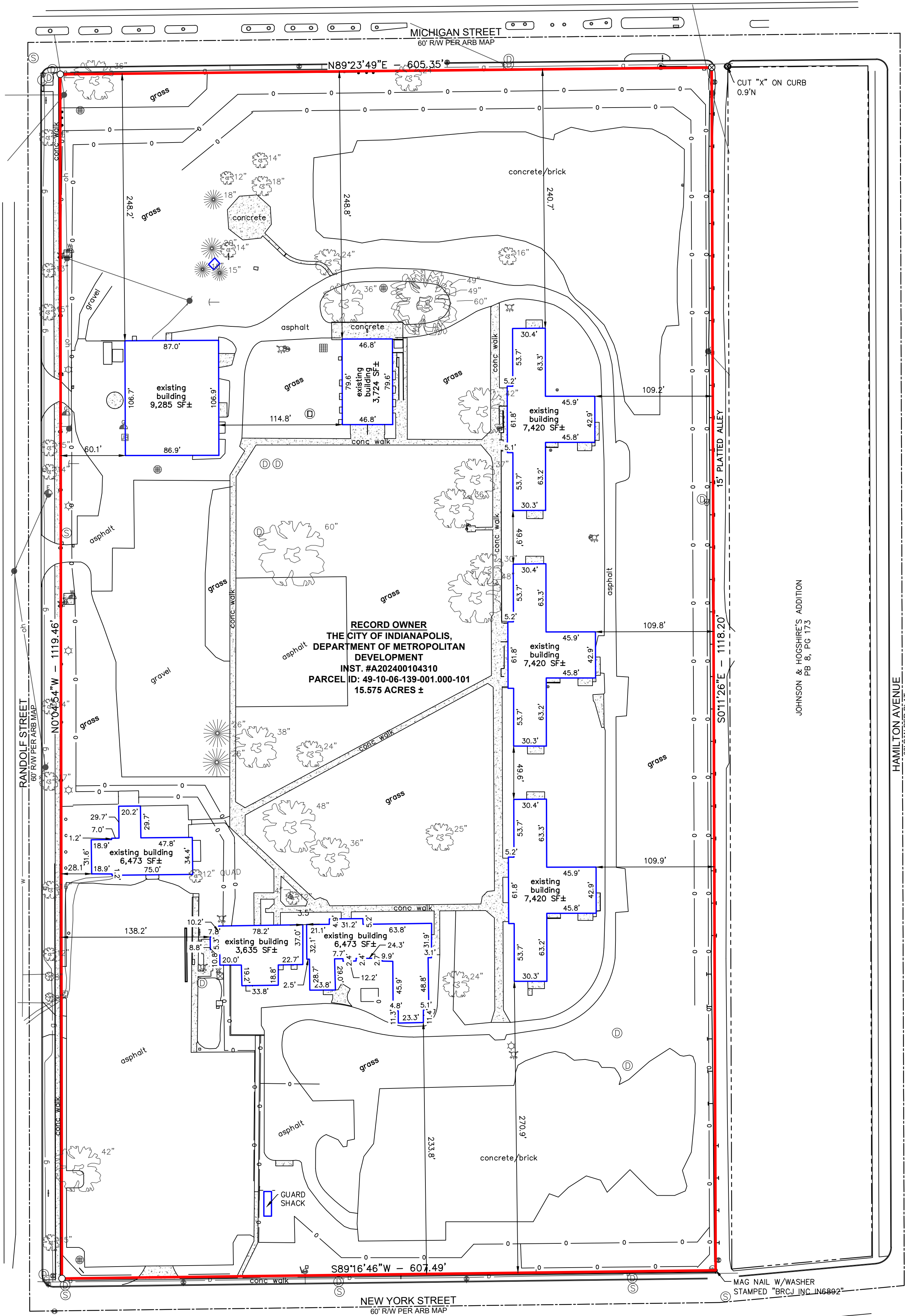
Notes on those survey related exceptions with regard to the Subject Real Estate:

NO TITLE PROVIDED TO DATE

State Of Indiana Required Statements For Recordation

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, Brian C. Rismiller.

This document was prepared by Brian C. Rismiller.



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Indianapolis, IN 46204
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WWW.V3CO.COM

PREPARED FOR:
City of Indianapolis
Department of Metropolitan
Development

EXISTING LEGEND:

- CHAIN LINK FENCE
- METAL GUARDRAIL
- EXISTING OVERHEAD WIRE
- EXISTING COMMUNICATIONS
- EXISTING UNDERGROUND GAS
- UNDERGROUND WATER
- MAG NAIL/PK FOUND
- FOUND CUT CROSS
- SET 5/8" REBAR W/ V3 CAP
- SET CUT CROSS ON TOP OF WALL
- STORM DRAIN MANHOLE
- CURB INLET
- BEEHIVE
- DRAINAGE INLET
- SANITARY SEWER MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- COMMUNICATIONS HANDHOLE
- PEDESTRIAN CROSSING SIGNAL
- FLAG POLE
- BOLLARD(POST)
- DECIDUOUS TREE W/TRUNK DIAMETER
- NON-DECIDUOUS TREE W/TRUNK DIAMETER



SITE

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DATE: November 26, 2025
APPROVED BY: BCR

DRAWN BY: HMS
REVIEWED BY: BCR

DRAWING SCALE: 1"=60'

PRIOR PROJECT NO:

ALTA/NSPS Land Title Survey
Pt of W 1/2 of SE 1/4 of S6-T15N-R4E
401 N. Randolph Street
Indianapolis, IN 46201

REVISION:

1/9/26 add tree locations with trunk diameter (over 4")

SUBMITTAL:

1 OF 1

250978