

ADVERTISEMENT FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY

The Charleston Urban Renewal Authority (Authority) hereby solicits proposals for the purchase or lease, and development of land as specified below located in Charleston, West Virginia ("Properties"). The Properties are all owned by the Authority. These properties are offered together as one Property.

- a) 1601-1607 Washington Street East, Charleston East Tax District 11, Map 25, Parcel 7, &
- b) 1609 Washington Street East, Charleston East Tax District 11, Map 25, Parcel 8

All proposals must include a statement of the proposed use of the Property and the timeframe for commencement and completion of the Project. All proposals shall include a statement of qualifications and background of respondent demonstrating the experience and capabilities of respondent and suitability for this Project. All proposals must identify the state of formation or organization of the respondent and identify the principal owners/members thereof. Proposals must include the purchase price or lease terms offered for the Property, the Project development costs and explanation of how the Project will be financed. All proposals will be required to comply with all requirements of applicable Federal, State and local laws and regulations.

All proposals must include a completed Offer (the form of which may be obtained at www.curawv.org or by contacting the Authority) signed by developer.

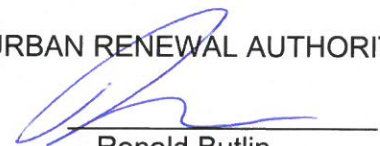
All proposals are subject to review and approval by the Authority. Selected proposals judged by the Authority as most qualified may be asked to make a presentation to the Authority at its next monthly board meeting and may be requested to submit supplemental documentation for the proposal. The criteria upon which the redeveloper is selected includes without limitation factors such as the proposed use of the Property, the Project design, the experience, qualifications, reputation, and organization of the respondent, feasibility and sources of financing and the cost of Project, the timeline for commencement and completion of Project, adherence to controls set forth in the applicable Urban Renewal Plan, and the benefits to the community.

The Authority will accept and evaluate proposals for the redevelopment of the Property on or before 1:00 p.m. on June 1, 2023. Submittals must be complete and must be delivered to the Charleston Urban Renewal Authority, Suite 244, Morrison Building, and 815 Quarrier Street, Charleston, West Virginia 25301. It is the responsibility of the respondent to ensure the Authority's timely receipt of the proposal. Email submittal of a proposal is acceptable.

Persons interested in submitting proposals may obtain further information as is available by visiting the Authority's website at curawv.org, or the Authority's office by calling (304) 348-6890 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, or by writing the Authority at the above-stated address, or by emailing the Executive Director at info@curawv.org.

The Authority reserves the right to amend any proposal requirements and to reject any and all proposals received.

CHARLESTON URBAN RENEWAL AUTHORITY



Ronald Butlin
Executive Director

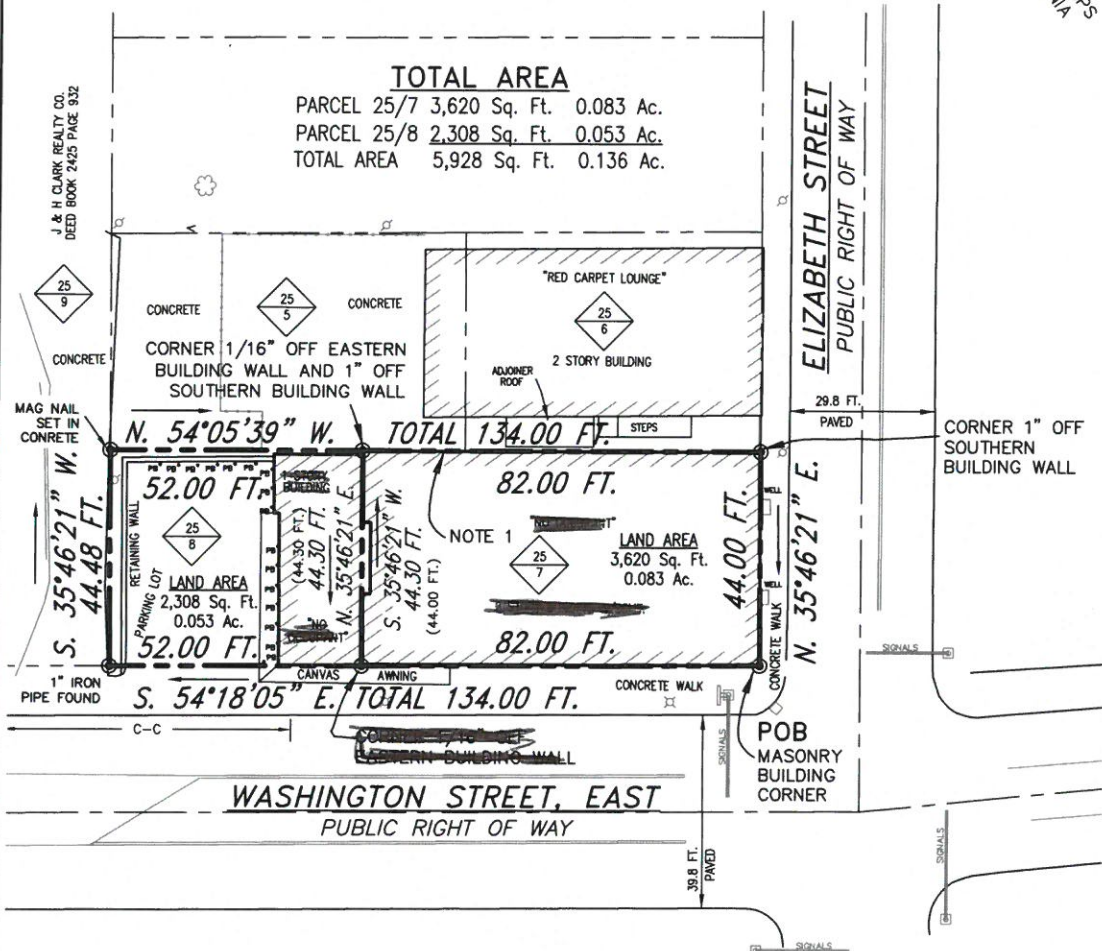
LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- IPCS 5/8" REBAR WITH CAP SET
- POB POINT OF BEGINNING
- (26.5) DEED DISTANCE
- ◇ TAX MAP
- ◇ TAX PARCEL
- UTILITY POLE
- EP EDGE OF PAVEMENT
- C-C EXISTING CURB CUT
- PIPE BOLLARD
- ENCROACHMENT
- TRAFFIC DIRECTION
- GUY WIRE

NOTE

1 - ANY ITEMS WHICH PROJECT OVER 1" OUTSIDE SUBJECT SOUTHER BUILDING WALL IS AN ENCROACHMENT ONTO THE ADJOINER.

NORTH REFERENCED TO WVDOT VRS, GPS
BROADCAST JUNE 2014, WEST VIRGINIA
SOUTH ZONE ON GRID NORTH.



REFERENCES:

- CHARLESTON EAST TAX MAP 25
- PARCEL 7 - CHARLESTON URBAN RENEWAL AUTHORITY - DEED BOOK 2865 / PAGE 379
- PARCEL 8 - CHARLESTON URBAN RENEWAL AUTHORITY - DEED BOOK 2915 / PAGE 207
- PARCEL 6 - ESTATE OF JERRY WAYNE DERRICK - DEED BOOK 2868 / PAGE 684
- PARCEL 5 - ESTATE OF JERRY WAYNE DERRICK - DEED BOOK 2868 / PAGE 684



GRAPHIC SCALE



RANDY BROOKS CRACE, P.S.
 WV PROFESSIONAL LAND SURVEYOR NO. 756

PLAT FOR SURVEY OF
TAX MAP 25 PARCELS 7 AND 8
 PREPARED FOR
CHARLESTON URBAN RENEWAL AUTHORITY
 SITUATE IN THE CITY OF CHARLESTON, EAST TAX DISTRICT,
 TAX MAP 25
 KANAWHA COUNTY, WEST VIRGINIA
 SCALE 1"=30' DATE: 09-14-2015

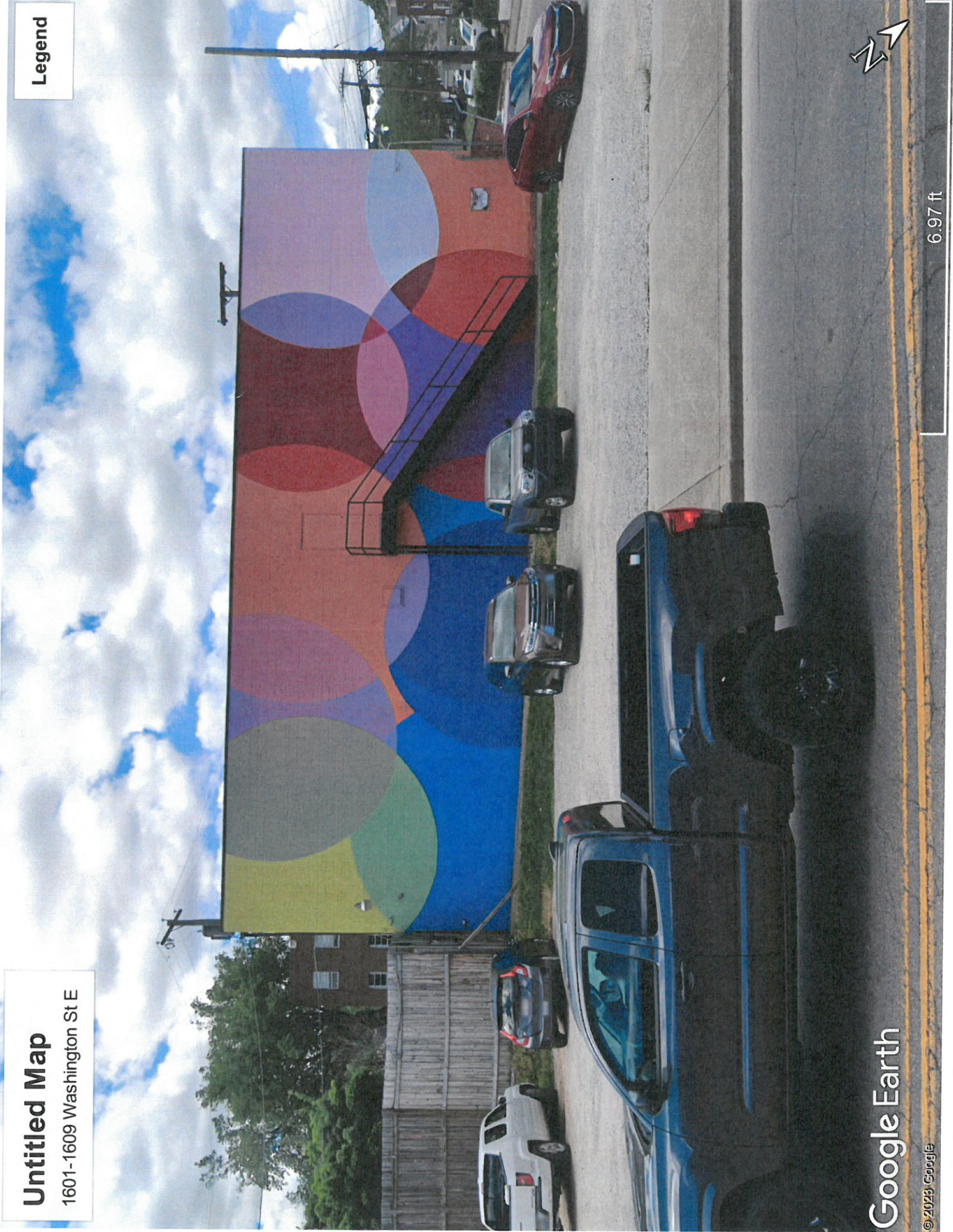
PLAT PREPARED BY
 S & S ENGINEERS, INC.
 501 EAGLE MOUNTAIN ROAD
 CHARLESTON, WEST VIRGINIA 25311



Untitled Map

1601-1609 Washington St E

Legend



Google Earth

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6.97 ft