

**Board of Trustees**  
**Report to Presbytery of Transylvania**  
**December 6, 2008**

The Trustees received the following directive from the Coordinating Council as approved by the Presbytery at the September 11, 2007 Presbytery Meeting:

That Transylvania Presbytery hereby appoints and authorizes its Board of Trustees to sell the 7.57+/- acres of vacant land at 2975 Polo Club Boulevard, Lexington, Kentucky, in a timely manner, within the following parameters:

1. that the Board of Trustees obtain a reliable and credible appraisal of the property to guide its actions,
2. that the Board of Trustees determine the manner and time of sale in an effort to realize the fair market value of the property,
3. that, if the Board of Trustees determines that there are market or other barriers to sale of this property, the Board report back to Presbytery as soon as possible, with Board recommendations for proceeding,
4. that the Board of Trustees execute a Deed of sale on behalf and all other necessary and desirable documents on behalf of Presbytery,
5. that the Board of Trustees administer the proceeds of sale by resolving all indebtedness and other obligations relating to the sale,
6. that the Board of Trustees deposit the proceeds of the sale in the Presbytery account which it deems most suitable, and
7. that the Board of Trustees report to the Coordinating Council and to Presbytery the amount of net proceeds available to Presbytery at the conclusion of the sale process.

The Trustees advertised the property for sale in June 2008 and two sealed bids were received. After much discussion, the Trustees voted to sell the property to Kentucky Utilities with the following details:

- Purchase price of \$730,000
- Upon the full execution of the contract, KU shall pay an amount equal to 10% of the purchase price, which shall be applied to the purchase price at closing.
- Refunded to KU in the event the contingencies set forth in the contract are not met, or paid to seller as liquidated damages in the event KU shall default under the terms and conditions of the contract.
- Shall have a period of 45 days from the date the contract is fully executed to perform all the normal and customary due diligence and approval items involved in a transaction of this nature, including without limitation:
  - Verification of title
  - Verification that the property can be used and developed for an electric substation (the Intended Use)

- KU obtaining any and all city, county, state, and federal approvals, permits, and licenses necessary to use and develop the property for the intended use.
- KU verifying that any hazardous substance located on the property is removed by seller
- KU obtaining a survey confirming that the acreage of the parcel is a minimum of 7.57 acres
- A definitive contract is executed by July 18, 2008.
- The contract shall provide for a closing on the transaction no later than September 30, 2008.
- Pay a 3% commission to KU's broker, Schrader Commercial Properties at closing.

The closing was finalized with Kentucky Utilities on October 7, 2008. The total remaining funds after all obligations were satisfied is \$218,251.33.

Sales Price	730,000.00
Assessments	(1,139.04)
Closing Costs	(22,705.00)
Maintenance life of loan	(20,312.43)
Property Taxes Paid by Seller life of loan	(31,183.76)
Less Original Purchase Price	(420,000.00)
 Net Gain defined by PCUSA	 234,659.77
 Net Gain Divided equally between Transylvania & PCUSA	 117,329.89
Plus Principal Balance Owed to PCUSA Loans	264,497.11
Plus Interest Owed to PCUSA Loans	529.05
 Total to PCUSA	 382,356.05
Total to Kentucky Bank (Principal/Fees)	105,374.79
Settlement Charges	24,017.84
Total Paid Out	511,748.68
 Total Presbytery Share Remaining	 218,251.33