



## **SOUTH BEND COMMON COUNCIL**

---

### **MEETING AGENDA**

Tuesday, May 29, 2018  
7:00 P.M.

1. **INVOCATION**
2. **PLEDGE TO THE FLAG**
3. **ROLL CALL**
4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**
5. **SPECIAL BUSINESS**
6. **REPORTS FROM CITY OFFICES**
7. **COMMITTEE OF THE WHOLE** **TIME: \_\_\_\_\_**  
BILL NO.

22-18 PUBLIC HEARING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: FIRST NS ALLEY 14' IN WIDTH LYING W OF FELLOWS AND CARROLL STREETS, E OF MICHIGAN STREET, BOUNDED ON THE NORTH BY THE S RIGHT-OF-WAY OF BRONSON STREET, BOUNDED ON THE SOUTH BY THE N RIGHT-OF-WAY OF THE PENN CENTRAL RAILROAD, RUNNING APPROXIMATELY 248.78' IN LENGTH.

8. **BILLS ON THIRD READING** **TIME: \_\_\_\_\_**  
BILL NO.

22-18 THIRD READING ON AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY: FIRST NS ALLEY 14' IN WIDTH LYING W OF FELLOWS AND CARROLL STREETS, E OF MICHIGAN STREET, BOUNDED ON THE NORTH BY THE S RIGHT-OF-WAY OF BRONSON STREET, BOUNDED ON THE SOUTH BY THE N RIGHT-OF-WAY OF THE PENN CENTRAL RAILROAD, RUNNING APPROXIMATELY 248.78' IN LENGTH.

9. **RESOLUTIONS**
10. **BILLS ON FIRST READING**
11. **UNFINISHED BUSINESS**
12. **NEW BUSINESS**
13. **PRIVILEGE OF THE FLOOR**
14. **ADJOURNMENT**

**TIME:** \_\_\_\_\_

**Notice for Hearing and Sight Impaired Persons**  
**Auxiliary Aid Or Other Services Are Available Upon Request At No Charge.**  
**Please Give Reasonable Advance Request When Possible.**

*In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 4<sup>th</sup> Floor County-City Building. Reasonable efforts have been taken to provide an accurate translation of the text of the agenda, however, the official text is the English version. Any discrepancies which may be created in the translation, are not binding. Such translations do not create any right or benefit, substantive or procedural, enforceable at law or equity by a party against the Common Council or the City of South Bend, Indiana.*



OFFICE OF THE CITY CLERK  
KAREEMAH N. FOWLER, CITY CLERK

**MEMORANDUM**

**TO:** MEMBERS OF THE COMMON COUNCIL  
**FROM:** KAREEMAH N. FOWLER, CITY CLERK  
**DATE:** MAY 24, 2018  
**SUBJECT:** COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **TUESDAY, MAY 29, 2018:**

Council Informal Meeting Room  
4<sup>th</sup> Floor County-City Building  
227 W. Jefferson Blvd.  
South Bend, IN 46601

- 4:00 P.M.**      **PUBLIC WORKS & PROPERTY VACATION**      **JOHN VOORDE, CHAIRPERSON**  
1. [Bill No. 22-18](#)- Alley Vacation- First North/South Alley West of Carroll Street, East of Michigan St., South of Bronson St., North of Penn Central Railroad
- 4:10 P.M.**      **ZONING & ANNEXATION**      **OLIVER J. DAVIS, CHAIRPERSON**  
1. **Update**- Zoning Ordinance: Off-Street Parking- Mike Divita, Community Investment  
2. **Update**- Potential Annexations- James Mueller, Community Investment
- 4:30 P.M.**      **COMMUNITY INVESTMENT**      **GAVIN FERLIC, CHAIRPERSON**  
1. **Update**- Potential TIF Area Adjustments- James Mueller, Community Investment
- 4:45 P.M.**      **INFORMATION & TECHNOLOGY**      **TIM SCOTT, CHAIRPERSON**  
1. **Update**- General Update on Innovation and Technology - Santiago Garces and Dan O'Connor, Innovation and Technology

Council President Tim Scott has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Information and Technology Committee Meeting.

- INFORMAL MEETING OF THE COMMON COUNCIL**      **TIM SCOTT, PRESIDENT**
1. Discussion of Council Agenda
  2. Update and Announcements
  3. Adjournment

cc: Mayor Pete Buttigieg  
Committee Meeting List  
Media

**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**  
Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
Please give Reasonable Advance Request when Possible

INTEGRITY | SERVICE | ACCESSIBILITY

JENNIFER M. COFFMAN  
CHIEF DEPUTY/DIRECTOR OF OPERATIONS

BIANCA L. TIRADO  
DEPUTY/DIRECTOR OF POLICY

JOSEPH R. MOLNAR  
ORDINANCE VIOLATION CLERK





## 2018 COMMON COUNCIL STANDING COMMITTEES (Rev. 02-26-18)

### COMMUNITY INVESTMENT COMMITTEE

Oversees the various activities of the Department of Community Investment. This Committee reviews all real and personal tax abatement requests and works closely with the Business Development Team.

Gavin Ferlic, Chairperson

Regina Williams-Preston, Vice-Chairperson

Oliver J. Davis, Member

Sharon L. McBride, Member

### COMMUNITY RELATIONS COMMITTEE

Oversees the various activities of the Engagement and Economic Empowerment, Neighborhood Development, and Community Resources Teams within the City's Department of CI and is charged with facilitating partnerships and ongoing communications with other public and private entities operating within the City.

Regina Williams-Preston, Chairperson

Sharon L. McBride, Vice-Chairperson

Gavin Ferlic, Member

Karen L. White, Member

### COUNCIL RULES COMMITTEE

Oversees the regulations governing the overall operation of the Common Council, as well as all matters of public trust. Its duties are set forth in detail in Section 2-10.1 of the *South Bend Municipal Code*.

Dr. David Varner, Chairperson

Tim Scott, Member

Gavin Ferlic, Member

Karen L. White, Member

### HEALTH AND PUBLIC SAFETY COMMITTEE

Oversees the various activities performed by the Fire and Police Departments, EMS, Department of Code Enforcement, ordinance violations, and related health and public safety matters.

Jo M. Broden, Chairperson

John Voorde, Vice-Chairperson

Oliver J. Davis, Member

Karen L. White, Member

### INFORMATION AND TECHNOLOGY COMMITTEE- Innovation

Oversees the various activities of the City's Department of Innovation, which includes the Divisions of Information Technology and 311 so that the City of South Bend remains competitive and on the cutting edge of developments in this area. Reviewing and proposing upgrades to computer systems and web sites, developing availability and access to GIS data and related technologies are just some of its many activities.

Tim Scott, Chairperson

Gavin Ferlic, Vice-Chairperson

Dr. David Varner, Member

Sharon L. McBride, Member

### PARC COMMITTEE- Venues Parks and Arts (Parks, Recreation, Cultural Arts & Entertainment)

Oversees the various activities of the Century Center, College Football Hall of Fame, Four Winds Stadium, Morris Performing Arts Center, Studebaker National Museum, South Bend Regional Museum of Art, Potawatomi Zoo, My SB Trails, DTSB relations, and the many recreational and leisure activities offered by the Department of Venues Parks and Arts.

Sharon L. McBride, Chairperson

Dr. David Varner, Vice-Chairperson

Oliver J. Davis, Member

John Voorde, Member



## **2018 COMMON COUNCIL STANDING COMMITTEES (Rev. 01-3-18)**

### **PERSONNEL AND FINANCE COMMITTEE**

Oversees the activities performed by the Department of Administration and Finance, and reviews all proposed salaries, budgets, appropriations and other fiscal matters, as well as personnel policies, health benefits and related matters.

Karen L. White, Chairperson  
Gavin Ferlic, Vice-Chairperson

Regina Williams-Preston, Member  
John Voorde, Member

### **PUBLIC WORKS AND PROPERTY VACATION COMMITTEE**

Oversees the various activities performed by the Building Department, the Department of Public Works and related public works and property vacation issues.

John Voorde, Chairperson  
Sharon L. McBride, Vice-Chairperson

Jo M. Broden, Member  
Gavin Ferlic, Member

### **RESIDENTIAL NEIGHBORHOODS COMMITTEE**

Oversees the various activities and issues related to neighborhood development and enhancement.

Karen L. White, Chairperson  
Jo M. Broden, Vice-Chairperson

Regina Williams-Preston, Member  
John Voorde, Member

### **UTILITIES COMMITTEE**

Oversees the activities of all enterprise entities including but not limited to the Bureau of Waterworks, Bureau of Sewers and all related matters.

Dr. David Varner, Chairperson  
Oliver J. Davis, Vice-Chairperson

Sharon L. McBride, Member  
Regina Williams-Preston, Member

### **ZONING AND ANNEXATION COMMITTEE**

Oversees the activities related to the Board of Zoning Appeals, recommendations from the Area Plan Commission and the Historic Preservation Commission, as well as all related matters addressing annexation and zoning.

Oliver J. Davis, Chairperson  
John Voorde, Vice-Chairperson

Gavin Ferlic, Member  
Jo M. Broden, Member

---

### **SUB-COMMITTEE ON MINUTES**

Reviews the minutes prepared by the Office of the City Clerk of the regular, special and informal meetings of the Common Council and makes a recommendation on their approval/modification to the Council

Tim Scott  
Dr. David Varner



## 2018 COMMON COUNCIL STANDING COMMITTEES (Rev.02-26-18)

### **TIM SCOTT, 1<sup>ST</sup> District Council Member**

#### **President**

Information and Technology, Chairperson

Council Rules Committee, Member  
Sub-Committee on Minutes, Member

### **REGINA WILLIAMS-PRESTON 2<sup>ND</sup> District Council Member**

Community Relations Committee, Chairperson

Community Investment Committee, Vice-Chairperson

Residential Neighborhood Committee, Member  
Personnel & Finance Committee, Member  
Utilities Committee, Member

### **SHARON L. MCBRIDE, 3<sup>RD</sup> District Council Member**

PARC Committee, Chairperson

Community Relations Committee, Vice Chairperson

Public Works & Property Vacation, Vice Chair

Community Investment Committee, Member  
Information & Technology Committee, Member  
Utilities Committee, Member

### **JO M. BRODEN, 4<sup>TH</sup> District Council Member**

Health and Public Safety Committee, Chairperson

Residential Neighborhood Committee, Vice-Chairperson

Public Works & Property Vacation, Member  
Zoning & Annexation Committee, Member

### **DR. DAVID VARNER, 5<sup>TH</sup> District Council Member**

Utilities Committee, Chairperson

Council Rules Committee, Chairperson

PARC Committee, Vice-Chairperson

Information & Technology Committee, Member  
Sub-Committee on Minutes, Member

### **OLIVER J. DAVIS, 6<sup>TH</sup> District Council Member**

#### **Vice President**

Zoning & Annexation Committee, Chairperson

Utilities Committee, Vice-Chairperson

Community Investment Committee, Member  
Health & Public Safety Committee, Member  
PARC Committee, Member

### **GAVIN FERLIC, AT LARGE Council Member**

#### **Chairperson, Committee of the Whole**

Community Investment Committee, Chairperson

Information & Technology Committee, Vice-Chairperson

Personnel & Finance Committee, Vice-Chairperson

Community Relations Committee, Member  
Public Works & Property Vacation, Member  
Zoning & Annexation Committee, Member  
Council Rules Committee, Member

### **KAREN L. WHITE, AT LARGE Council Member**

Residential Neighborhood Committee, Chairperson

Personnel & Finance Committee, Chairperson

Community Relations Committee, Member  
Council Rules Committee, Member  
Health & Public Safety Committee, Member

### **JOHN VOORDE, AT LARGE Council Member**

Public Works & Property Vacation, Chairperson

Health and Public Safety, Vice-Chairperson

Zoning & Annexation Committee, Vice-Chairperson

Residential Neighborhood Committee, Member  
PARC Committee, Member  
Personnel & Finance Committee, Member





1316 COUNTY-CITY BUILDING  
227 W. JEFFERSON BOULEVARD  
SOUTH BEND, INDIANA 46601-1830

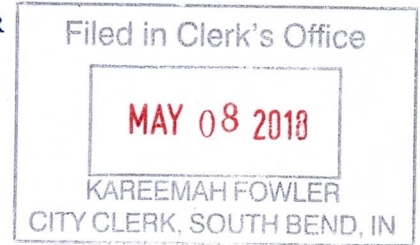


PHONE 574/235-9251  
FAX 574/235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR  
**BOARD OF PUBLIC WORKS**

April 24, 2018

Terry Lang  
JPTC Real Estate  
PO Box 600A  
South Bend, IN 46624



RE: Alley Vacation – First North/South Alley West of Carroll Street, East of Michigan St.,  
South of Bronson St., North of Penn Central Railroad (Preliminary Review)

Dear Mr. Lang:

The Board of Public Works, at its April 24, 2018, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Community Investment Department, Fire Department and the Solid Waste Division. The vacation request was found to meet the criteria of IC 36-7-3-13 regarding alley vacations.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this alley.

**Please contact Donna Hanson at (574) 235-9254 prior to picking up your radius map.**  
You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely,

Linda M. Martin, Clerk

- c: Federico Rodriguez, Fire Department
- Donna Hanson, Engineering
- Bianca Tirado, City Clerk's Office



# LANG, FEENEY & ASSOCIATES, INC.

## LAND SURVEYING – CONSTRUCTION ENGINEERING

715 SOUTH MICHIGAN STREET • SOUTH BEND, INDIANA 46601

TELEPHONE 574.233.1841 • FACSIMILE 574.674.0374

[www.LangFeeney.com](http://www.LangFeeney.com)

WILLIAM D. LANG, PRES.

JOHN B. FEENEY, P.S.

TERANCE D. LANG, P.S.

FARM SURVEYS  
SEPTIC DESIGNS  
SITE DESIGN & DRAINAGE

SUB-DIVISIONS  
LOT SURVEYS  
CONSTRUCTION SURVEYS

May 2, 2018

City of South Bend  
Common Council  
Room 455 County-City Building  
South Bend, Indiana 46601

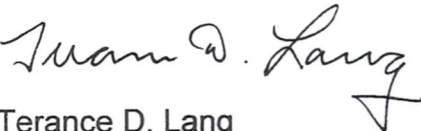
Re: Alley Vacation – JPTC Real Estate: 228 E Bronson Street

To The Common Council,

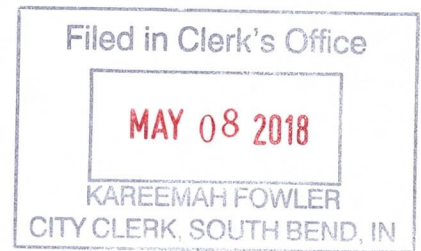
The vacation is a request for the first north-south alley lying west of Michigan Street, running south of Bronson Street to the Penn Central Rail Road. This alley is approximately 248.78' feet in length.

JPTC Real Estate currently owns all property adjacent to this alley. The alley serves no other properties therefore requesting the vacation of the alley. The vacation of the alley will facilitate a more productive use of the adjacent area which happens to be one business.

Sincerely,



Terance D. Lang



**BILL NO. 22-18**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:**

FIRST NS ALLEY 14' IN WIDTH LYING W OF FELLOWS AND CARROLL STREETS, E OF MICHIGAN STREET, BOUNDED ON THE NORTH BY THE S RIGHT-OF-WAY OF BRONSON STREET, BOUNDED ON THE SOUTH BY THE N RIGHT-OF-WAY OF THE PENN CENTRAL RAILROAD, RUNNING APPROXIMATELY 248.78' IN LENGTH.

---

STATEMENT OF PURPOSE AND INTENT

---

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City.

The following Ordinance vacates the above described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

FIRST NS ALLEY 14' IN WIDTH LYING W OF FELLOWS AND CARROLL STREETS, E OF MICHIGAN STREET, BOUNDED ON THE NORTH BY THE S RIGHT-OF-WAY OF BRONSON STREET, BOUNDED ON THE SOUTH BY THE N RIGHT-OF-WAY OF THE PENN CENTRAL RAILROAD, RUNNING APPROXIMATELY 248.78' IN LENGTH

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

SECTION III. The following property may be injuriously or beneficially affected by such vacating:



018-3021-079201

018-3021-0793

Section IV. The purpose of the vacation of the real property is

The Petitioner currently owns all property adjacent to said alley and wishes to utilize this area in the function of the business.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

---

Tim Scott, Council President  
South Bend Common Council

Attest:

---

Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_ .m.

---

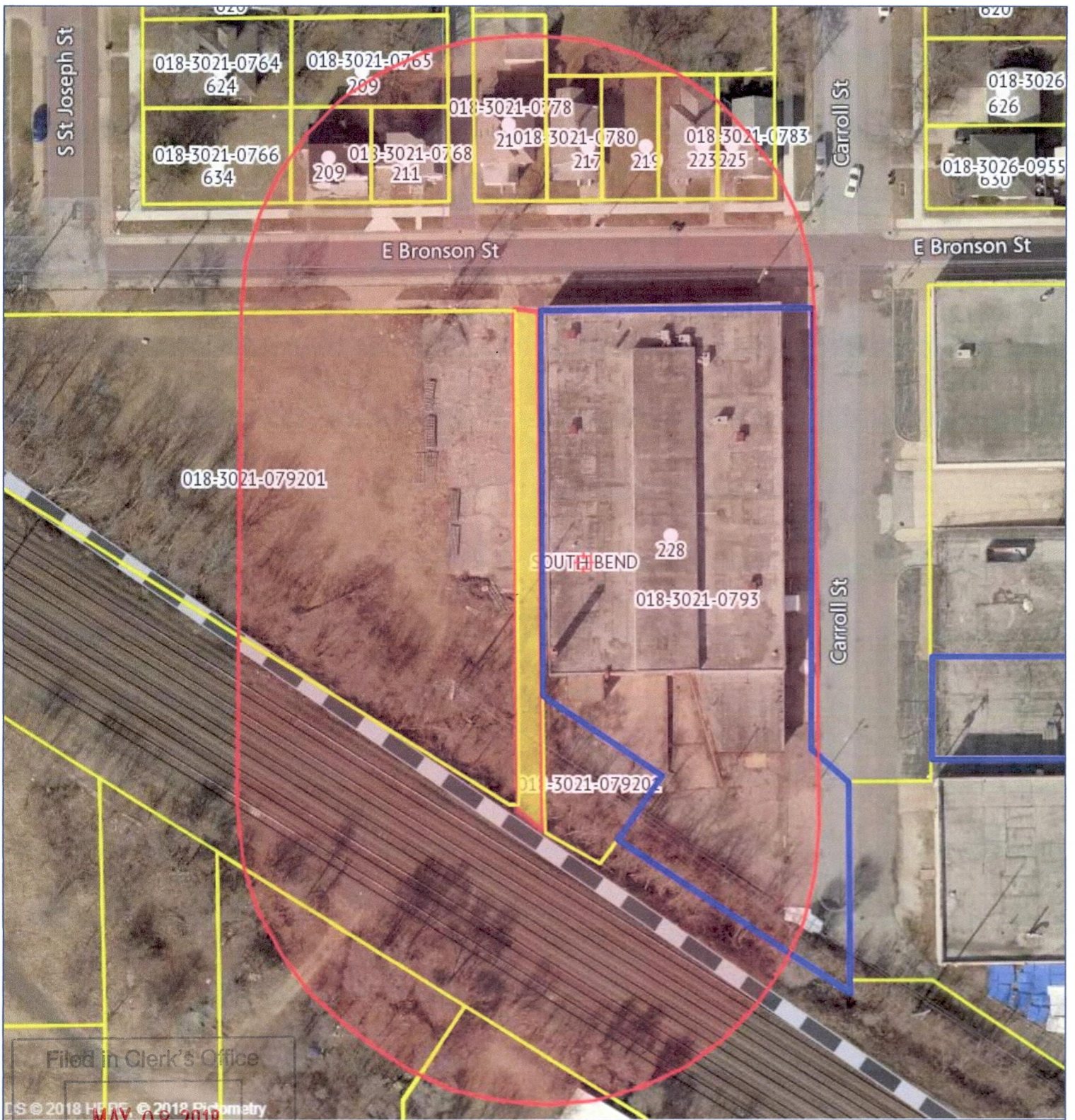
Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ .m.

---

Pete Buttigieg, Mayor  
City of South Bend, Indiana





Filed in Clerk's Office

© 2018 H&P, © 2018 Photography

MAY 08 2018



City of South Bend  
 Dept. of Public Works  
 227 W Jefferson Blvd. #1316  
 South Bend, IN 46601  
 Phone: (574) 235-9251

150' Buffer  
 \*Address List attached

Date Prepared: 5/1/2018 DCH

### Alley Vacation 150' Radius Map JPTC Real Estate | 228 E. Bronson

First NS alley 14' in width lying W of Fellows and Carroll Streets, E of Michigan Street, bounded on the north by the S right of way of Bronson Street, bounded on the south by the N right of way of the Penn Central Railroad, running approximately 248.78' in length.



CITY OF SOUTH BEND  
**DEPARTMENT OF PUBLIC WORKS**  
**Street/Alley Vacation Form**



227 W. JEFFERSON BOULEVARD PHONE 574/235-9251  
 SUITE 1316 COUNTY-CITY BUILDING FAX 574/235-9171  
 SOUTH BEND, INDIANA 46601 TDD 574/235-5567

\*THIS FORM MUST BE REVIEWED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO GRANTING A RADIUS MAP\*

Submission Date:			
Applicant Name:	JPTC Real Estate	Phone #:	574-237-0087
		Email:	
Property Address:	P.O. BOX 600A SOUTH BEND, IN 46624		
Applicant property information:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial
Describe the general alley location with boundaries (ex. Church Pl, between E. Colfax Ave & E. LaSalle Ave):	SEE ATTACHED		
Is your property adjacent to the alley of interest?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Do you own all adjacent properties to the alley of interest?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
If no, use the attached table to provide the following information for all affected property owners: Name, Address, Consent for the proposed alley vacation			
Reason for street/alley vacation and proposed use:			
Owner recently acquired all adjacent properties an wishes to vacate the alley for future development use.			
Does the existing alley provide garage access to other property owners?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Does the alley receive daily traffic excluding your own use?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Would the vacation hinder public access to any of the following: a church, school, or any other public building or place?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

OFFICE USE ONLY:

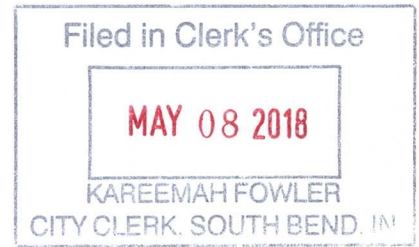
Board Recommendation for the proposed alley vacation:  Yes  No

Board of Public Works Authorized Signatures:

*Gonzalez*  
*Bill Pike*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Filed in Clerk's Office  
**MAY 08 2018**  
 KAREEMAH FOWLER  
 CITY CLERK, SOUTH BEND, IN

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY  
(STREETS/ALLEYS)



TO THE COMMON COUNCIL  
OF THE CITY OF SOUTH BEND, INDIANA

DATE: \_\_\_\_\_

I (WE), THE UNDERSIGNED PROPERTY OWNER(S), PETITION YOU TO VACATE:

A. THE ALLEY DESCRIBED AS:

First NS alley 14' in width lying W of Fellows and Carroll Streets, E of Michigan Street, bounded on the north by the S right-of-way of Bronson Street, bounded on the south by the N right-of-way of the Penn Central Railroad, running approximately 248.78' in length.

B. THE STREET DESCRIBED AS:

none

NAME (signed & printed)	ADDRESS	LOT #
X  _____ JPTC Real Estate, LLC James M. Scott	PO Box 600A South Bend, Indiana 46624	Key No. 018-3021-0793 (228 E Bronson St) Key No. 018-3021-079201 (v/l west of 228 E Bronson St)

RETURN TO:  
OFFICE OF THE CITY CLERK  
KAREEMAH N. FOWLER, CITY CLERK  
ROOM 455 COUNTY-CITY BUILDING  
SOUTH BEND, INDIANA 46601  
574-235-9221

CONTACT PERSON:  
Lang, Feeney & Associates, Inc.  
Terance D. Lang  
715 South Michigan Street  
South Bend, Indiana 46601  
574-233-1841  
terry@langfeeney.com

018-3021-0793  
018-3021-079201

No SD Required TW

Filed in Clerk's Office

MAY 08 2018

KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

1808338

RECORDED AS PRESENTED ON  
04/11/2018 11:21 AM  
MARY BETH WISNIEWSKI  
ST. JOSEPH COUNTY  
RECORDER  
PGS: 3 FEES: 25.00

Transfer 23278  
Taxing Unit South Bend  
Date 04/11/2018

018-3021-0793  
018-3021-079201

Transfer 21663/111  
Taxing Unit South Bend  
Date 03/19/2018

1806217

RECORDED AS PRESENTED ON  
03/19/2018 08:23 AM  
MARY BETH WISNIEWSKI  
ST. JOSEPH COUNTY  
RECORDER  
PGS: 3 FEES: 25.00

Tax ID No. 018-3021-0793, 018-3021-079201  
71-08-12-378-002.000-026

~~XXXXXX~~

*Re-record to  
Correct Sequence*

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Warren Holdings, LLC, an Indiana limited liability company

CONVEY(S) AND WARRANT(S) TO

JPTC Real Estate, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Saint Joseph County, in the State of Indiana, to wit:

B<sup>G</sup>

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 6th day of March, 2018.

Warren Holdings, LLC, an Indiana limited liability company

*Fred W. Heaney*  
By: Fred W. Heaney  
Title: Member

MTC File No.: 17-41956 (LLCWD)

Page 1 of 3

DULY ENTERED FOR TAXATION  
ST. JOSEPH CO. INDIANA  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

DULY ENTERED FOR TAXATION  
ST. JOSEPH CO. INDIANA  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

1806217



State of Indiana, County of Saint Joseph ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Fred W. Heaney, Member of Warren Holdings, LLC, an Indiana limited liability company** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 6th day of March, 2018.

My Commission Expires: \_\_\_\_\_

Heather L Obermeyer  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

\_\_\_\_\_  
Notary Public County and State of Residence

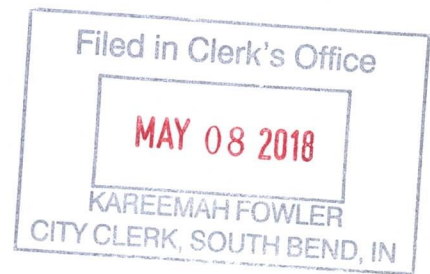
**This instrument was prepared by:**  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601



**Property Address:**  
228 Bronson Street  
South Bend, IN 46624

**Grantee's Address and Mail Tax Statements To:**  
53091 County Murray Dr.  
Granger, IN 46530

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. Debra A. Guy

**EXHIBIT A**

PARCEL I: Lots Numbered Eighty (80), Eighty-one (81), Eighty-two (82), Eighty-three (83), Eighty-four (84), Eighty-five (85) and Eighty-six (86) as shown on the recorded Plat of Taylor's Field Second Addition to the City of South Bend, St. Joseph County, Indiana, excepting that portion off the Southerly end of said Lots heretofore conveyed to the New York Central Railroad Company for right of way purposes, more particularly described as follows: Beginning at the Northeast corner of Lot Number 80; thence along the North line of Lots 80 through 86, South 89°50'26" West, a distance of 379.68 feet to a point on the North right of way line of the Penn Central Railroad; thence South 57°49'00" East, along said North line a distance of 448.48 feet to a point on the East line of Lot Number 80; thence North 00°01'32" East, along said East line a distance of 239.93 feet to the point of beginning.

ALSO, a part of Lots Seventy-seven (77), Seventy-eight (78), and Seventy-nine (79) as shown on the plat of Taylor's Field Second Addition to the City of South Bend, St. Joseph County, Indiana, more particularly described as follows: Commencing at the Northwest corner of Lot Number 73; thence South 00°01'32" West, along the West line of Lots 73 through 77, a distance of 209.60 feet to the point of beginning of this description; thence South 55°21'42" East, a distance of 83.30 feet; thence South 32°31'35" West, a distance of 29.64 feet; thence North 57°49'01" West, a distance of 61.19 feet to a point on the West line of Lot Number 78; thence North 00°01'32" East, a distance of 39.18 feet to the point of beginning.

PARCEL II: An easement in, upon and over a spur tract in favor and for the benefit of Lots Numbered 80 to 86, both inclusive, and referred to in Deed Record 430, page 334 and known as Spur No. 1, which easement rights in said spur tract go in and across the Southerly parts of Lots Number 78 and 79.

PARCEL III: Lot Lettered "A" as shown on the recorded Plat of Monroe-Sample Replat, recorded January 31, 1990 as Document Number 9002533 in the Office of the Recorder of Saint Joseph County, Indiana.



JPTC Real Estate  
P.O. Box 600A  
South Bend, IN 46624  
574-237-0087  
Terry Lang [Terry@langfeeney.com](mailto:Terry@langfeeney.com)

Filed in Clerk's Office  
**MAY 08 2018**  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN



First NS alley 14' in width lying W of Fellows and Carroll Streets, E of Michigan Street, bounded on the north by the S right of way of Bronson Street, bounded on the south by the N right of way of the Penn Central Railroad, running approximately 248.78' in length.

