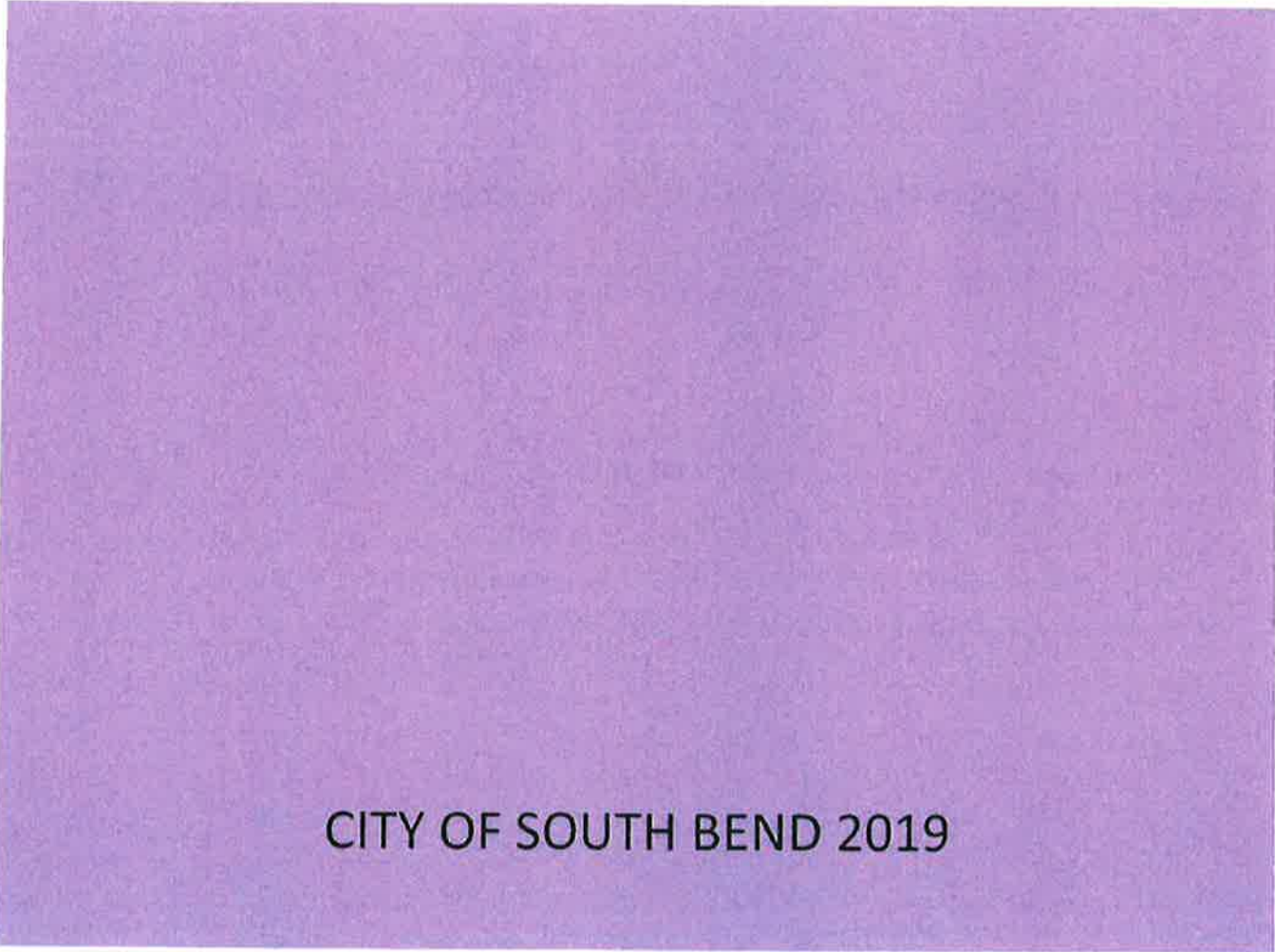




SOUTH SIDE
DEVELOPMENT AREA PLAN



CITY OF SOUTH BEND 2019

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Purpose

The purpose of the South Side Development Area Plan is as follows:

- To provide a broad vision and strategy for the economic and physical revitalization of the South Side Development Area, and
- To establish a framework for ongoing collaborative planning efforts involving residents and other property owners, business owners, civic associations, institutional partners, and local government.

History of South Side Development Area

The South Bend Redevelopment Commission designated the South Side Development Area in 2002 [Declaratory Resolution no 1914 and Confirming Resolution no 1928].

Location of South Side Development Area

The South Side Development Area includes the South Gateway area (South Michigan and South Main Corridors south of Ewing Avenue), and the Ireland Road Commercial corridor including the retail districts between Lafayette Street and Ironwood Drive. The development area boundary is more specifically represented in Appendix A and in the legal description found in Appendix B.

Development Area Activities

Achievement of the goals and objectives for the South Side Development Area will be accomplished through a combination of public and private actions. Public actions may be any redevelopment activities permitted by state law, including, but not limited to, the following:

1. Provision for public works improvements to infrastructure, such as streets and roads, sidewalks, curbs, water mains, storm drains, sewers and other utilities, lighting, traffic controls, and landscaping of public spaces and rights-of-way;
2. Vacation and dedication of public rights-of-way;
3. Provision for other public facilities and improvements;
4. Property acquisition and the assemblage of properties for the siting of new development;
5. Relocation of individuals, households, or businesses;
6. Disposition of assembled sites, rehabilitated structures, and other properties;
7. Rehabilitation or demolition of built structures;
8. Environmental study and remediation of properties;
9. Pre-development activities, such as engineering, architectural work, planning, traffic analysis, market area analysis, marketing, program development, title, survey, appraisal, and legal work; or
10. Any other activity pertaining to planning and implementing the South Side Development Plan.

Activities, as well as goals and objectives, may be further detailed in adopted neighborhood and master plans for areas within the River West Development Area. These plan documents are listed in Appendix D.

The following are the goals and objectives for the South Side Development Area:

Goals / Objectives

1. *Land Use and Growth*: Encourage sustainable growth that preserves and enhances the character of the City of South Bend (the "City") and ensures compatibility of land uses in the community.
 - a. Support the use and redevelopment of land in accordance with established plans.
 - b. Prioritize development in established areas over development at the edge of the city.
 - c. Promote high quality neighborhoods, especially those that offer neighborhood-scale commercial services, employment opportunities, and community spaces.
 - d. Foster urban density, including among residential uses.
 - e. Support mixed-use development, especially when concentrated downtown or in neighborhood centers.
 - f. Facilitate the creation of development sites.
 - g. Promote projects that best maximize the assessed value of the property.
2. *Transportation*: Provide a balanced transportation system that is integrated locally and regionally and employs Complete Streets principles.
 - a. Design a transportation network for all users that supports access, mobility, and health by providing streets that are safe, convenient, accessible, and attractive.
 - b. Provide a transportation system that improves mobility, especially by connecting residents to centers of commerce, employment, and recreation.
 - c. Partner with businesses, private developers, institutions, and other governmental agencies to develop transportation facilities that provide better access within and beyond the City's borders connecting to other regional metropolitan areas.
3. *Public Infrastructure and Facilities*: Provide efficient and progressive public infrastructure and facilities that accommodate future growth and meet the community's changing needs.
 - a. Construct and plan for the long-term maintenance of street, streetscape, parking, utility, and other basic infrastructure improvements that stimulate private development, especially in already established areas of the City.
 - b. Support the development of conventional and emerging technology-based infrastructure, particularly in ways that maximize aesthetics and mitigate any negative impacts.
 - c. Provide well maintained parks, trails, and other recreational and cultural facilities that are easily accessible to the community.
 - d. Provide municipal buildings and facilities necessary to serve the community.
4. *Housing*: Achieve a thriving housing market within the City that offers appealing neighborhoods with diverse housing choices.
 - a. Encourage housing options for all household types, abilities, age groups, and income levels.
 - b. Facilitate a full range of housing types, varying in size, arrangement, style, and amenity.

- c. Support the renovation of existing housing stock to meet the community's housing needs.
 - d. Promote the development of workforce housing.
5. *Economic Development*: Promote a healthy and diversified economy that fosters a competitive business environment and offers opportunities for employment and entrepreneurship.
- a. Stimulate the creation, retention, and expansion of business, particularly in expanding and export industries.
 - b. Market the City to businesses and developers through a deliberate strategy.
 - c. Encourage economic opportunities in geographies across the City.
 - d. Encourage the use of arts and culture as an economic generator.
 - e. Protect and increase the personal and real property tax base of the area.
6. *Sustainability and Environmental Management*: Promote sustainable environmental management that enhances the quality of air, water, and land resources, and preserves the St. Joseph River as an irreplaceable resource.
- a. Utilize principles of sustainable design, development, and practice.
 - b. Facilitate the productive reuse of brownfield properties.
 - c. Expand the role of the St. Joseph River and other waterways as centers for recreation and natural habitat.
 - d. Encourage the preservation and expansion of the urban tree canopy.
 - e. Support the development of projects that promote the health of city residents.
7. *Placemaking and the Built Environment*: Promote an attractive public realm that preserves and enhances the City's history and built environment.
- a. Support walkable urban development.
 - b. Encourage urban design that creates or enhances a sense of place, provides vibrancy, incorporates arts and culture, and fosters safety.
 - c. Integrate parks and trails into the city using urban design principles.
 - d. Prioritize projects that preserve and rehabilitate existing buildings over ones of new construction.
 - e. Support development that is context sensitive and conserves the historical, architectural, and social fabric of the City.
8. *Education & Training*: Provide educational and training opportunities that support people of all ages to compete successfully in the economy.
- a. Ensure a strong match between job skills among the population and present and future needs of employers.
 - b. Partner with organizations to enhance educational opportunities for youth from pre-K to Grade 12.
 - c. Partner with organizations that offer internships, co-ops, apprenticeships, continuing education, and other job training programs.

Tax Increment Financing ("TIF") District

The South Bend Redevelopment Commission may implement the use of TIF within a redevelopment area pursuant to state law (I.C. 36-7-14).

TIF districts target blighted areas in order to transform them into viable areas making the community more appealing and attractive for economic development, which creates a better quality of life for the districts' residents. TIF districts are powerful and effective tools that may provide financing for infrastructure improvements within redevelopment projects which may, in turn, entice market dollars back into abandoned and dilapidated areas. The lifespan of a TIF district varies based upon the time of its creation.

TIF creates revenues for improvements without raising taxes, offers incentives for businesses and developers, and builds communities. TIF works by capturing additional property tax revenue due to the revitalization of a designated area. The assessment rate of the year in which the TIF is established is used as the base year, and tax revenues generated due to the increase in assessment over the base year assessment of properties within the TIF district are set aside for use in that TIF district. Thus, no new taxes or increases in tax rates occur, rather TIF funds are generated when property values improve due to the overall improvement of the TIF district.

Statutory Findings

The River West Development Area Plan meets the following required findings by the Redevelopment Commission pursuant to State Law (36-7-14-15(a)):

1. The River West Development Area is an area in the territory under its jurisdiction and is an area needing redevelopment;
2. The conditions described in state law (I.C. 36-7-1-3) cannot be corrected in the River West Development Area by regulatory processes or the ordinary operations of private enterprise without resorting to state law (I.C. 36-7-14);
3. The public health and welfare will be benefitted by the amendment of the resolution or plan, or both, for the River West Development Area; and
4. The amendment is reasonable and appropriate when considered in relation to the original resolution or plan for the River West Development Area and the purposes of state law (I.C. 36-7-14); and
5. The resolution or plan, with the proposed amendment, conforms to the comprehensive plan for the City.

Acquisition of Real Property in the River West Development Area

In connection with the accomplishment of this River West Development Plan, the South Bend Redevelopment Commission shall include all parcels with the boundaries set forth above on the acquisition list attached as Appendix C and shall follow the procedures set forth in state law (I.C. 36-7-14-19 or I. C. 36-7-14-19.5).

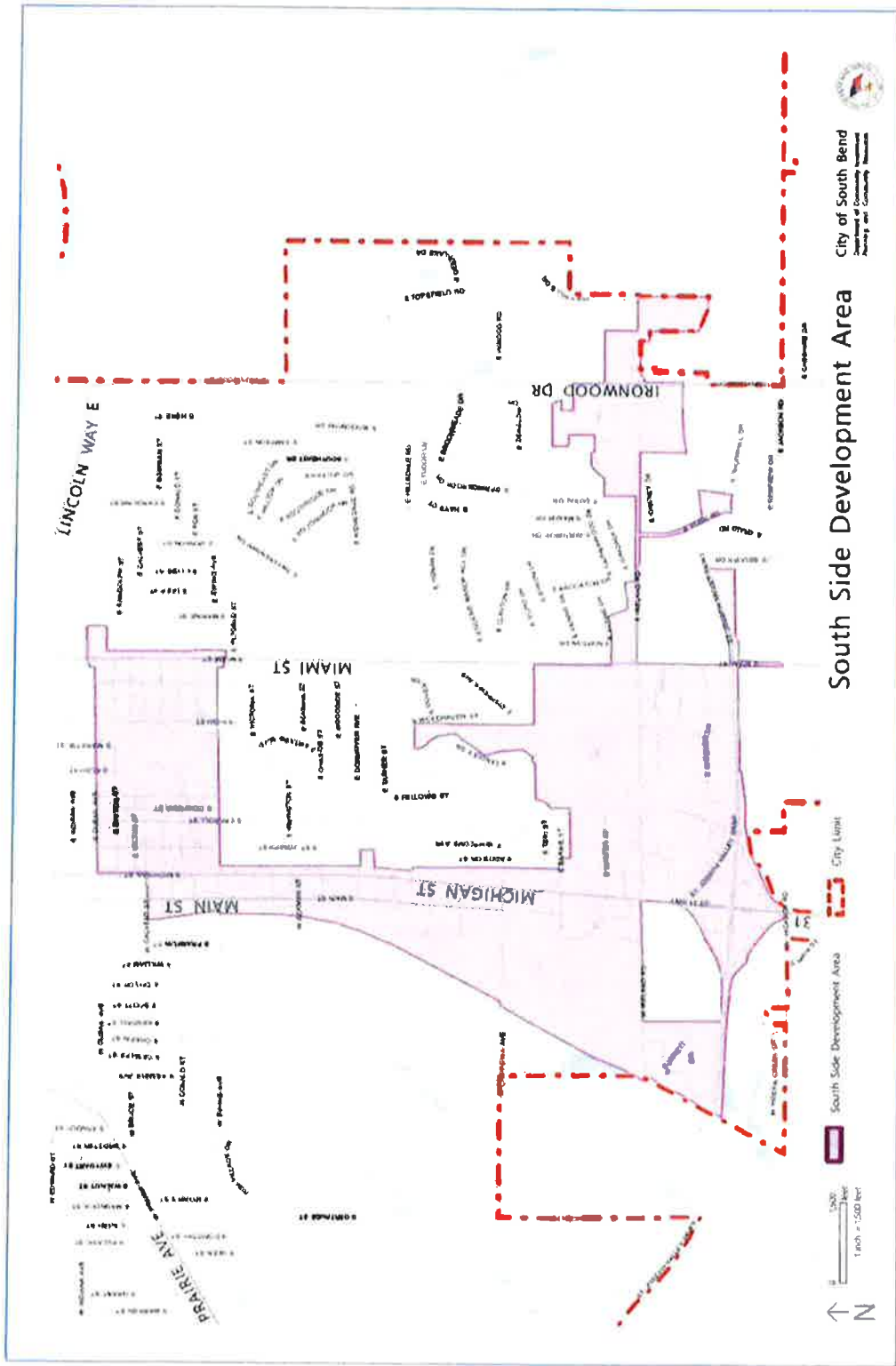
Procedure for Amendment of the South Side Development Area Plan

The South Side Development Area Plan may be amended by resolution of the South Bend Redevelopment Commission in accordance with state law (I.C. 36-7-14-17.5). Any change affecting any property or contractual right may be made only in accordance with applicable state and local laws.

APPENDIX

Appendix A – MAP OF DEVELOPMENT AREA BOUNDARY

Provides boundary, streets, public improvements per IC 36-7-14-15(b)(1)



Appendix B – LEGAL DESCRIPTION

A PARCEL LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, AND A PART OF SOUTHEAST QUARTER OF SECTION 23 AND A PART OF THE WEST HALF OF SECTION 24, ALL IN TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP AND PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CHIPPEWA AVENUE AND THE WEST RIGHT-OF-WAY LINE OF THE NOW ABANDON PENN CENTRAL RAILROAD LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EWING AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EWING STREET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF PARCEL OF GROUND WITH TAX KEY NUMBER 18-8012-056702 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE EXTENDED SOUTH; THENCE NORTH ALONG SAID EXTENDED LINE AND IN A NORTHWESTERLY AND NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL OF GROUND AND THE WESTERLY LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8012-056701 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CALVERT STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY AND CROSSING MAIN STREET (99 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SAID MAIN STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8010-0453 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8010-0455 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, SAID PARCEL CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A 14 FT. WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID NORTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE IN A SOUTHEASTERLY DIRECTION CROSSING SAID MICHIGAN STREET (99 FT. WIDE) TO A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MICHIGAN STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF CALVERT STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF DUBAIL STREET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DUBAIL STREET TO THE NORTHWEST CORNER OF LOT # 57 IN THE PLAT OF "OAK PARK 2ND ADDITION" AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH CROSSING SAID DUBAIL STREET (70 FT. WIDE), 70 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT # 8 IN SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTHERLY LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-7052-1980 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, 63 FEET MORE OR LESS AND NORTH 11.56 FEET MORE OR LESS AND EAST 69 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PARCEL OF GROUND; THENCE CONTINUING EAST CROSSING MIAMI STREET (60 FT. WIDE) TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-7083-3034 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 12 FT. WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT WHICH IS PERPENDICULAR TO AND 12 FEET MORE OF LESS EAST OF THE SOUTHEAST CORNER OF SAID PARCEL WITH TAX KEY NUMBER 18-7083-3034; THENCE WEST 12 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF LOT # 10 IN THE PLAT OF "MIAMI ADDITION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, SAID LOT CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A 14 FT. WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT # 266 IN THE PLAT OF "SOUTH-EAST ADDITION 3RD REPLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY CROSSING FOX STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT # 26 IN THE PLAT OF "DEMLER'S 2ND SURVEY" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A 14 FT. WIDE

NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT WHICH IS PERPENDICULAR TO AND 14 FEET MORE OR LESS EAST OF THE SOUTHEAST CORNER OF LOT # 12 IN THE PLAT OF "MIAMI HEIGHTS" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST 14 FEET MORE OR LESS TO SAID SOUTHEAST LOT CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT, SAID LOT CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF MIAMI STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT WHICH IS PERPENDICULAR TO AND 60 FEET MORE OR LESS EAST OF THE SOUTHEAST CORNER OF LOT # 3 IN THE PLAT OF "WEIDLER'S 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST 60 FEET MORE OR LESS TO SAID SOUTHEAST LOT CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A 14 FT. WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF EWING STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EWING STREET TO THE FIRST NORTH-SOUTH PROPERTY LINE LOCATED EAST OF MICHIGAN STREET; THENCE SOUTH ALONG SAID FIRST NORTH-SOUTH PROPERTY LINE TO THE NORTH RIGHT-OF-WAY LINE OF ALTGELD STREET; THENCE EAST ALONG SAID ALTGELD STREET, A DISTANCE OF 5 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE FIRST ALLEY EAST OF MICHIGAN STREET PROJECTED NORTH; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS PROJECTION TO THE SOUTH RIGHT-OF-WAY LINE OF DONMOYER AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF ST. JOSEPH STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF FARNEMAN STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FIRST ALLEY LOCATED EAST OF MICHIGAN STREET PROJECTED NORTH; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS PROJECTION NORTH TO THE NORTH RIGHT-OF-WAY LINE OF JENNINGS AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FIRST ALLEY LOCATED EAST OF MICHIGAN STREET PROJECTED NORTH; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS PROJECTION TO THE SOUTH RIGHT-OF-WAY LINE OF CHIPPEWA AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF BARBIE STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF LOT # 56 IN THE PLAT OF "ZOOK'S FIRST SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, PROJECTED NORTH; THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT # 56 AND ITS PROJECTION TO THE SOUTHWEST CORNER OF SAID LOT # 56; THENCE EAST ALONG THE SOUTH LINE OF SAID "ZOOK'S FIRST SUBDIVISION" TO THE EAST RIGHT-OF-WAY LINE OF FELLOWS STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF LOT # 75 IN SAID "ZOOK'S FIRST SUBDIVISION"; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID "ZOOK'S FIRST SUBDIVISION"; THENCE NORTH AND NORTHEASTERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE ERSKINE GOLF COURSE PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID ERSKINE GOLF COURSE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-7138-493302 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE IN A GENERALLY NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL AND THE WESTERLY LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-7138-493301 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE TO THE NORTH LINE OF SAID PARCEL 18-7138-493301; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE PLAT OF "MIAMI HILLS ADDITION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE SOUTH ALONG SAID WEST PLAT LINE TO A POINT OF INTERSECTION WITH THE ERSKINE GOLF COURSE NORTH PROPERTY LINE, PARCEL TAX KEY NUMBER 18-7164-5777 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID PARCEL CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MIAMI STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF ALPINE DRIVE PROJECTED WEST; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS PROJECTION TO THE EAST LINE OF LOT "A" IN THE PLAT OF "BROADMOOR SECTION 3 REVISED PLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT # 254 IN SAID PLAT; THENCE EAST AND NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT # 247 IN SAID PLAT; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID LOT # 246 AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF IRELAND ROAD; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF IRELAND ROAD TO THE EAST LINE OF THE PLAT OF "BROADMOOR SECTION 6" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT # 472 IN SAID "BROADMOOR SECTION 6" PLAT; THENCE EAST ALONG SAID SOUTH LINE OF LOT # 472 AND THE SOUTH LINES OF LOTS # 10 AND # 9 IN THE PLAT OF

"IRELAND WOODS, SECTION ONE" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY ALONG THE SOUTH LINES OF LOTS # 8 AND # 7 IN SAID PLAT AND THE SOUTHERLY LINE OF LOTS "A" AND "B" IN THE PLAT OF "A. J.'S REPLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY AND THE SOUTHERLY LINE OF LOT # 4 IN SAID PLAT OF "IRELAND WOODS, SECTION ONE"; THENCE EAST ALONG THE SOUTH LINE OF LOTS # 3, # 2, # 1 IN SAID PLAT AND LOT # 71AA IN THE PLAT OF "IRELAND WOODS, SECTION THREE" AS RECORDED IN THE RECORDS OF SAID COUNTY TO THE EAST LINE OF SAID LOT # 71AA; THENCE NORTH ALONG SAID EAST LINE OF LOT # 71AA, AND THE EAST LINES OF OUTLOT "B" IN THE PLAT OF "IRELAND WOODS, SECTION TWO, PART TWO" AS RECORDED IN THE RECORDS OF SAID COUNTY AND LOTS # 69 AND # 68 IN THE PLAT OF "IRELAND WOODS, SECTION TWO, PART ONE" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT # 68, A DISTANCE OF 181 FEET; THENCE NORTH 20 FEET; THENCE WEST 35 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS # 67, # 52 AND # 51 IN SAID PLAT OF "IRELAND WOODS, SECTION TWO, PART ONE" TO THE SOUTH LINE OF THE PLAT OF "MEADOW VIEW SECOND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A 1.187 ACRE PARCEL OF LAND; THENCE SOUTHEASTERLY ALONG SAID WEST LINE TO THE NORTH LINE OF A 2.577 ACRE PARCEL OF LAND; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID 2.577 ACRE PARCEL; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID 2.577 ACRE PARCEL; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF IRONWOOD ROAD; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE PLAT OF "RUBY PLAZA MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY PROJECTED WEST; THENCE EAST ALONG SAID NORTH LINE AND ITS PROJECTION TO THE EAST LINE OF SAID PLAT OF "RUBY PLAZA SUBDIVISION"; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY LINE OF IRELAND ROAD; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF IRELAND ROAD TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HEMLOCK ROAD; THENCE SOUTHERLY CROSSING SAID IRELAND ROAD 70 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT # 1 OF THE PLAT OF "STONER'S MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT # 1 AND THE EAST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 26-1034-058202 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE ST. JOSEPH VALLEY PARKWAY (A.K.A. U.S. # 31 BY-PASS); THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID PARCEL WITH TAX KEY NUMBER 26-1034-058202; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 26-1167-6171 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF QUEENSBORO STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF IRELAND ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF IRONWOOD ROAD; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF THE U.S. 20 BYPASS; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE PLAT OF "SCOTTSDALE ADDITION, SECTION "C"" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF THE PLAT OF "SCOTTSDALE ADDITION, SECTION "B"" AS RECORDED IN THE RECORDS OF SAID COUNTY, TO THE SOUTH RIGHT-OF-WAY LINE OF IRELAND ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SCOTTSDALE ADDITION SECTION A; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE U.S. 20 BYPASS; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF YORK ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST LINE 213.26 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. 20 BYPASS; THENCE EAST ALONG SAID SOUTH LINE 540.73 FEET (ASSUMED) TO THE NORTHWEST CORNER OF LOT # 308 IN THE PLAT OF "SCOTTSDALE ADDITION SECTION "D"" AS RECORDED IN THE RECORDS OF ST. JOSEPH COUNTY, INDIANA; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT # 308 AND THE WEST LINES LOTS # 307 TO LOT # 301 IN SAID PLAT AND CROSSING THORNHILL DRIVE (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID THORNHILL DRIVE; THENCE ALONG SAID SOUTH LINE IN A WESTERLY DIRECTION AND CROSSING YORK ROAD (70 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID YORK ROAD; THENCE ALONG SAID WEST LINE IN A NORTHWESTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. 20 BYPASS; THENCE IN A WESTERLY DIRECTION FOR THE NEXT THREE (3) COURSES ALONG SAID SOUTH LINE, WESTERLY 812.84 FEET (ASSUMED), SOUTH 14.05 FEET (ASSUMED) AND WESTERLY 59.46 FEET (ASSUMED) TO

A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PLAT OF "SCOTTSDALE ADDITION SECTION "D"" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID PLAT 507.7 FEET (ASSUMED); THENCE WEST TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE U.S. 20 BYPASS; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF MIAMI STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON ROAD; THENCE WEST TO THE WEST RIGHT-OF-WAY LINE OF MIAMI STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. 20 BYPASS; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF FELLOWS STREET PROJECTED SOUTH; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON ROAD; THENCE WEST TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U. S. 20 BYPASS; THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE U. S. 20 BYPASS TO THE EASTERLY RIGHT-OF-WAY LINE OF THE NOW ABANDON PENN CENTRAL RAILROAD LOCATED IN THE SOUTH HALF OF SAID SECTION 26; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IRELAND ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF SAID ABANDON PENN CENTRAL RAILROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING.

Appendix C - LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
Unimproved Parcel	018-7031-1212	PALMER SUE A
1702 S MICHIGAN ST	018-7031-1214	SAYLOR SR FAMILY TRUST WALTER SAYLOR SR & SHARON L SAYLOR AS TRUSTEES
110 E DUBAIL AVE	018-7031-1216	PTD PROPERTIES INC
Unimproved Parcel	018-7031-1217	PTD PROPERTIES INC PROBLEM DEED
1708 S MICHIGAN ST	018-7031-1218	HERNANDEZ ALEJANDRO SEE TRANSFER NOTE
235 E CALVERT ST	018-7034-1306	YABUT CAESAR
232 E MILTON ST	018-7034-1307	BEYOND HOLDINGS LLC
231 E CALVERT ST	018-7034-1308	SB HOLDINGS LLC
230 E MILTON ST	018-7034-1309	DOULOS CHAPEL INC
229 E CALVERT ST	018-7034-1310	HARRIS JERRY
225 E CALVERT ST	018-7034-1311	SLM MANAGEMENT LLC
224 E MILTON ST	018-7034-1312	HARRIS JERRY
223 E CALVERT ST	018-7034-1313	GARRETT CARMEN D. AND ROY THOMAS RITCHIE, JR. MISC
221 E CALVERT ST	018-7034-1314	QUALITY HOMES HOLDINGS LLC
219 E CALVERT ST	018-7034-1315	QUALITY HOMES HOLDINGS LLC
217 E CALVERT ST	018-7034-1316	WIGFALL CARMEN BELINDA
214 E MILTON ST	018-7034-1318	MARQUEZ DANIELA
213 E CALVERT ST	018-7034-1319	LARA PROPERTIES CORPORATION
212 E MILTON ST	018-7034-1320	BEYOND HOLDINGS LLC

211 E CALVERT ST	018-7034- 1321	LARA MARIANA
206 E MILTON ST	018-7034- 1322	BEYOND HOLDINGS LLC
207 E CALVERT ST	018-7034- 1323	KOPOLOVITCH AMOS & IRINA BABIV
132 E MILTON ST	018-7034- 1327	THOMAS MARGARET L
129 E CALVERT ST	018-7034- 1328	BROWN JAMES JR & TERESA BROWN
128 E MILTON ST	018-7034- 1329	FRANCO PABLO
119 E CALVERT ST	018-7034- 1330	HERNANDEZ MIGUEL
126 E MILTON ST	018-7034- 1331	MARTINEZ CARLOS
117 E CALVERT ST	018-7034- 1332	MONIQUE INC
122 E MILTON ST	018-7034- 1333	BH INVESTMENTS LLC
115 E CALVERT ST	018-7034- 1334	EVANS WENDY
116 E MILTON ST	018-7034- 1335	PERRY EDDIE C
113 E CALVERT ST	018-7034- 1336	CERVANTES NOE S & MARINA
1836 S MICHIGAN ST	018-7034- 1341	MATTHEOS PETE
1902 S MICHIGAN ST	018-7034- 1360	AL-KHALIL MOHDJAMAL & ALBUQEIRAT NESREEN HASSAN
1910 S MICHIGAN ST	018-7034- 1361	SENOUR JON P
1827 S FELLOWS ST	018-7035- 1362	BUENO PABLO & CONSUELO
407 E CALVERT ST	018-7035- 1365	ANNIS JUDY K
405 E CALVERT ST	018-7035- 1366	ANNIS JUDY K SEE TRANSFER NOTE
402 E MILTON ST	018-7035- 1367	ANNIS JUDY K
401 E CALVERT ST	018-7035- 1368	ANNIS JUDY K
314 E MILTON ST	018-7035- 1369	EWING HOLDING LLC
313 E CALVERT ST	018-7035- 1370	CHAPMAN RICHARD L

Unimproved Parcel	018-7035-1371	DEWULF JULIE S
Unimproved Parcel	018-7035-1372	TAYLOR FANNIE MAE
Unimproved Parcel	018-7035-1373	ATKINS SAVILLE
2202 S MICHIGAN ST	018-7035-1405	KROLL SAM J
2206 S MICHIGAN ST	018-7035-1406	KROLL SAM J & MARY A
2212 S MICHIGAN ST	018-7035-1407	CLEAR CHOICE RENTALS LLC
2222 S MICHIGAN ST	018-7035-1408	DMT SOUTH MICHIGAN LLC
Unimproved Parcel	018-7035-140801	DMT SOUTH MICHIGAN LLC
Unimproved Parcel	018-7042-1653	KAMBOJ INC
1716 S MICHIGAN ST	018-7042-1654	KAMBOJ INC
113 E DAYTON ST	018-7042-1655	STORRE LLC
1718 S MICHIGAN ST	018-7042-165501	STORRE LLC
1804 S MICHIGAN ST	018-7043-1678	TYPHOON INTERNATIONAL DE LP
1808 S MICHIGAN ST	018-7043-1679	MAY J FINDLEY JR
1810 S MICHIGAN ST	018-7043-1680	ZINK RICHARD
Unimproved Parcel	018-7043-1681	HECKMAN TRACI A
110 E DAYTON ST	018-7043-1682	GILLEAND RANDOLPH LEE
Unimproved Parcel	018-7043-1683	GILLEAND RANDOLPH LEE
Unimproved Parcel	018-7043-1684	BUENO FIDENCIO & ESPERANZA
1818 S MICHIGAN ST	018-7043-1685	BUENO FIDENCIO & ESPERANZA
1820 S MICHIGAN ST	018-7043-1686	BUENO FIDENCIO & ESPERANZA
1631 MIAMI ST	018-7052-198001	MASONRY COSMETICS INC
1025 E DUBAIL AVE	018-7052-1981	WALLACE PAIGE

1701 MIAMI ST	018-7054-204801	ST MATTHEWS CO-CATHEDRAL
1801 MIAMI ST	018-7055-2055	DIOCESE OF FORT WAYNE SOUTH BEND INC
1805 MIAMI ST	018-7055-2056	DIOCESE OF FORT WAYNE-SOUTH BEND C/O ST MATTHEWS CATHEDRAL
Unimproved Parcel	018-7055-2057	DIOCESE OF FORT WAYNE-SOUTH BEND INC
Unimproved Parcel	018-7055-2064	DIOCESE OF FORT WAYNE SOUTHBEND INC
1817 MIAMI ST	018-7055-2065	DIOCESE OF FORT WAYNE SOUTHBEND INC
1821 MIAMI ST	018-7055-2066	KAUFMAN ALAN L
1827 MIAMI ST	018-7055-207501	LEE PAUL M TRUSTEE OF THE PACIFIC MID-WEST TRUST, TEXAS TRUST
Unimproved Parcel	018-7055-2083	FERNANDEZ SANTOS JR
1833 MIAMI ST	018-7055-2084	FERNANDEZ SANTOS JR
1901 MIAMI ST	018-7056-2091	MIAMI VISION LLC
1905 MIAMI ST	018-7056-2092	MIAMI VILLAGE CHURCH INC
Unimproved Parcel	018-7056-2093	MIAMI VILLAGE CHURCH INC
1917 MIAMI ST	018-7056-2101	DARROW PHILIP S & MARY P
1025 E BOWMAN ST	018-7056-2102	SOL Y LUNA CAPITAL MANAGEMENT LLC
1919 MIAMI ST	018-7056-2103	SIGH JATINDERPAL
1921 MIAMI ST	018-7056-2104	CORIA MARIA B ESPINO
1836 MIAMI ST	018-7060-2210	LEFTA LLC
Unimproved Parcel	018-7060-2222	MIAMI VISION LLC
1906 MIAMI ST	018-7060-2224	IVACIC JEROME P TRUSTEE OF THE JEROME P IVACIC REVOCABLE TRUST DATED AUGUST 23 1993
1910 MIAMI ST	018-7060-2225	MWOSE DIXON K AND JULIANA M
1914 MIAMI ST	018-7060-2239	LEFTA LLC

1026 E BOWMAN ST	018-7061- 2257	FLORES JOSE MIGUEL & DOMINGUEZ GEORGINA P
2001 MIAMI ST	018-7061- 2258	MENDEZ JAVIER & DEBORAH LYNNE
2007 MIAMI ST	018-7061- 2259	MENDEZ JAVIER & DEBORAH LYNNE
2009 MIAMI ST	018-7061- 2260	HORRALL DENNIS LIVING TRUST 1/2INT AND HORRALL JANUS V LIVING TRUST 1/2INT BOTH W HORRALL DENNIS AND JANUS V AS TRUSTEES
2002 MIAMI ST	018-7062- 2281	LIVING WORD COMMUNITY CHURCH INC
2006 MIAMI ST	018-7062- 2282	CRISS REINHARDT G
2010 MIAMI ST	018-7062- 2283	WEST DUSTIN
Unimproved Parcel	018-7062- 2295	GLOBAL SIGNAL ACQUISITIONS LLC
2018 MIAMI ST	018-7062- 2296	MARQUEZ OLIVIA
2022 MIAMI ST	018-7062- 2297	REED BOBBIE J SEE TRANSFER NOTE
2102 MIAMI ST	018-7063- 2309	HUSZAR REAL ESTATE LLC
2108 MIAMI ST	018-7063- 2310	CAPITAL HOUSING LLC
2112 MIAMI ST	018-7063- 2311	ROBUST ENTERPRISES LLC
2114 MIAMI ST	018-7063- 2312	LEE SUSAN
2120 MIAMI ST	018-7063- 2313	AUSTIN INDIANA HOLDINGS LLC
2122 MIAMI ST	018-7063- 2314	J & R ENTERPRISES GENERAL PARTNRSHP
2202 MIAMI ST	018-7064- 2337	LOCKE DANIEL W AND KAREN S
1112 E FOX ST	018-7064- 2338	AUSTIN INDIANA HOLDINGS LLC
1108 E FOX ST	018-7064- 233801	HUBER FAMILY TRUST
2206 MIAMI ST	018-7064- 2339	DUFFIN DAVID H SEE TRANSFER NOTE
Unimproved Parcel	018-7064- 2341	CONROY PATRICK J & VENEGAS ELSA
2210 MIAMI ST	018-7064- 2352	CONROY PATRICK J & VENEGAS ELSA

2216 MIAMI ST	018-7064-2353	COOK THOMAS
2226 MIAMI ST	018-7064-2354	SUAREZ FEDERICO
1730 MIAMI ST	018-7065-2365	SHAFFER LUANN
1105 E DAYTON ST	018-7065-2366	MOODY KEITH
1109 E DAYTON ST	018-7065-2367	HEILMAN CAROL A
1802 MIAMI ST	018-7065-2379	SEESE PATRICK M
1106 E DAYTON ST	018-7065-2380	STICKEL JAMES T
1110 E DAYTON ST	018-7065-2381	MFB LLC
1808 MIAMI ST	018-7065-2382	MUNGUIA OLIVIA
1810 MIAMI ST	018-7065-2383	GERSCHOFFER VIVIAN J
1814 MIAMI ST	018-7065-2384	ERIN REAL ESTATE INC
1818 MIAMI ST	018-7065-2405	HUGHES JAMES K & PENNY D
Unimproved Parcel	018-7065-2406	HUGHES JAMES K & PENNY D
1110 E MILTON ST	018-7065-240601	GO INVEST ONE LLC SUB SERIES 5
2013 MIAMI ST	018-7066-2431	BERGER GIDEON AND NOEMI
1025 E DONALD ST	018-7066-2432	BECCUE ALISHA R
2019 MIAMI ST	018-7066-2433	UNDERWOOD RONALD
2023 MIAMI ST	018-7066-2434	TOEPP MARILYN A
1034 E DONALD ST	018-7066-2448	SCHIFFMAN REAS ESTATE LLC
2105 MIAMI ST	018-7066-244901	SCHIFFMAN REAL ESTATE LLC
Unimproved Parcel	018-7066-2451	SCHIFFMAN REAL ESTATE
2113 MIAMI ST	018-7066-2466	WRAY JAMES & DEBRA
2121 MIAMI ST	018-7066-2468	WRAY JAMES & DEBBIE

1032 E FOX ST	018-7067-2483	BAILEY TYRIA
2223 MIAMI ST	018-7067-2502	ST JOSEPH COUNTY PUBLIC LIBRARY
2306 MIAMI ST	018-7122-4327	LCS REALTY LLC
2314 MIAMI ST	018-7122-4328	STEIN REALTY HOLDINGS LLC
Unimproved Parcel	018-7122-4329	STEIN REALTY HOLDINGS LLC
2303 MIAMI ST	018-7127-4522	WOMENS OUTREACH MINISTRY INC
2305 MIAMI ST	018-7127-4523	STITCH 'N TIME FABRICS LLC
Unimproved Parcel	018-7127-4524	STITCH 'N TIME FABRICS LLC
3353 S HIGH ST	018-7138-493301	LURE OF THE ANIMAL LLC THE
1901 S MAIN ST	018-8010-0451	RAP LLC
1902 S MAIN ST	018-8010-0453	J & S ESTATES LLC
1901 S MICHIGAN ST	018-8010-045501	MICHIANA PROPERTIES LLC
1907 S MICHIGAN ST	018-8010-0456	MICHIANA PROPERTIES LLC
1912 S MAIN ST	018-8010-0459	MICHIANA WHOLESALE FLORIST INC
1916 S MAIN ST	018-8010-0460	RIVERA DIEGO FERNANDO ESTRADA
1911 S MICHIGAN ST	018-8010-0461	MICHIANA PROPERTIES LLC.
1917 S MICHIGAN ST	018-8010-0462	MICHIANA PROPERTIES LLC
1919 S MICHIGAN ST	018-8010-0463	MICHIANA PROPERTIES LLC
1925 S MAIN ST	018-8010-046601	RAP LLC
2001 S MICHIGAN ST	018-8010-0468	MCDONALDS CORPORATION
2010 S MAIN ST	018-8010-0476	OMARI PROPERTIES LLC
Unimproved Parcel	018-8010-047601	B & R INVESTMENTS L C % THOMAS RICHARDSON
Unimproved Parcel	018-8010-0479	FRANCHISE REALTY CORPORATION

2014 S MAIN ST	018-8011-0481	MCDONALDS OF SB % FRANCHISE REALTY CORP
2021 S MICHIGAN ST	018-8011-0485	BR ASSOCIATES INC
2020 S MICHIGAN ST	018-8011-0488	OMARI KHALED
Unimproved Parcel	018-8011-048801	BR ASSOCIATES INC
2025 S MAIN ST	018-8011-0489	RAP LLC
1927 S MAIN ST	018-8011-048901	RAP LLC
2029 S MICHIGAN ST	018-8011-0491	OMARI KHALED
2031 S MICHIGAN ST	018-8011-0495	SPITE ANDREW J REV TRUST SPITE ANDREW J RES LIFE EST
2105 S MICHIGAN ST	018-8011-0502	SPITE ANDREW
2107 S MICHIGAN ST	018-8011-0503	JD REAL ESTATE PROPERTIES
112 W DONALD ST	018-8011-0505	ONEAL JULIUS III & GISZEL
2119 S MICHIGAN ST	018-8011-0506	LOPEZ DIONISIO
2125 S MICHIGAN ST	018-8011-0508	GRUBBS THOMAS L & LINDA K
2206 S MAIN ST	018-8011-0510	HAYNES GARRISON C AND HELEN K
2201 S MICHIGAN ST	018-8011-0511	LIN YOU JI
2212 S MAIN ST	018-8011-0513	2218 SOUTH MAIN LLC
2207 S MICHIGAN ST	018-8011-0514	POPPY HOLDINGS LLC
Unimproved Parcel	018-8011-0516	2218 SOUTH MAIN LLC
2211 S MICHIGAN ST	018-8011-0517	ROSE LAND & FINANCE CORP
2215 S MAIN ST	018-8011-0518	SOUTH MAIN REAL ESTATE LLC
2214 S MAIN ST	018-8011-0519	2218 SOUTH MAIN LLC
2213 S MICHIGAN ST	018-8011-0520	OVERGAARDS ARTCRAFT PRINTERS INC
Unimproved Parcel	018-8011-0522	2218 SOUTH MAIN LLC

2218 S MAIN ST	018-8011-0523	2218 SOUTH MAIN LLC
2219 S MICHIGAN ST	018-8011-0524	GRUBBS THOMAS L & LINDA K
2221 S MAIN ST	018-8011-0525	SOUTH MAIN REAL ESTATE LLC
2224 S MAIN ST	018-8011-0526	POST OFFICE BOX LLC
111 W EWING AVE	018-8011-0527	J D REAL ESTATE PROPERTIES INC
2221 S MICHIGAN ST	018-8011-0528	GRUBBS THOMAS L
Unimproved Parcel	018-8011-0529	HALL MITCHELL SEE TRANSFER NOTES
Unimproved Parcel	018-8011-0530	HALL MITCHELL SEE TRANSFER NOTES
122 W DONALD ST	018-8011-0531	THAUMATURGUS INC
120 W DONALD ST	018-8011-0532	NIEB JEFFERY
116 W DONALD ST	018-8011-0533	LE GONG-YIN
208 W CALVERT ST	018-8012-056701	RAP LLC
Unimproved Parcel	018-8012-056701A	RAP LLC
Unimproved Parcel	018-8012-056702	RAP LLC
17802 E IRELAND RD	026-1034-058202	DRIVE AND SHINE DEVELOPMENT INC
17716 E IRELAND RD	026-1034-058203	DRIVE AND SHINE DEVELOPMENT INC
17830 E IRELAND RD	026-1167-6171	DRIVE AND SHINE DEVELOPMENT INC

Appendix D – DEVELOPMENT AREA PLAN DOCUMENTS

The following plans cover all or some of the River West Development Area and provide further details on the activities, goals, and objectives within it:

CITYWIDE PLANS

- Bike South Bend 2010-12 Plan (2010)
- South Bend Comprehensive Plan (City Plan) (2006)
- Housing and Community Development Plan (2009)

NEIGHBORHOOD PLANS

- Southeast Neighborhood Master Plan (2015)

EXHIBIT D

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
Unimproved Parcel	018-7031-1212	PALMER SUE A
1702 S MICHIGAN ST	018-7031-1214	SAYLOR SR FAMILY TRUST WALTER SAYLOR SR & SHARON L SAYLOR AS TRUSTEES
110 E DUBAIL AVE	018-7031-1216	PTD PROPERTIES INC
Unimproved Parcel	018-7031-1217	PTD PROPERTIES INC PROBLEM DEED
1708 S MICHIGAN ST	018-7031-1218	HERNANDEZ ALEJANDRO SEE TRANSFER NOTE
235 E CALVERT ST	018-7034-1306	YABUT CAESAR
232 E MILTON ST	018-7034-1307	BEYOND HOLDINGS LLC
231 E CALVERT ST	018-7034-1308	SB HOLDINGS LLC
230 E MILTON ST	018-7034-1309	DOULOS CHAPEL INC
229 E CALVERT ST	018-7034-1310	HARRIS JERRY
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224 E MILTON ST	018-7034-1312	HARRIS JERRY
223 E CALVERT ST	018-7034-1313	GARRETT CARMEN D. AND ROY THOMAS RITCHIE, JR. MISC
221 E CALVERT ST	018-7034-1314	QUALITY HOMES HOLDINGS LLC
219 E CALVERT ST	018-7034-1315	QUALITY HOMES HOLDINGS LLC
217 E CALVERT ST	018-7034-1316	WIGFALL CARMEN BELINDA
214 E MILTON ST	018-7034-1318	MARQUEZ DANIELA
213 E CALVERT ST	018-7034-1319	LARA PROPERTIES CORPORATION
212 E MILTON ST	018-7034-1320	BEYOND HOLDINGS LLC

211 E CALVERT ST	018-7034- 1321	LARA MARIANA
206 E MILTON ST	018-7034- 1322	BEYOND HOLDINGS LLC
207 E CALVERT ST	018-7034- 1323	KOPOLOVITCH AMOS & IRINA BABIV
132 E MILTON ST	018-7034- 1327	THOMAS MARGARET L
129 E CALVERT ST	018-7034- 1328	BROWN JAMES JR & TERESA BROWN
128 E MILTON ST	018-7034- 1329	FRANCO PABLO
119 E CALVERT ST	018-7034- 1330	HERNANDEZ MIGUEL
126 E MILTON ST	018-7034- 1331	MARTINEZ CARLOS
117 E CALVERT ST	018-7034- 1332	MONIQUE INC
122 E MILTON ST	018-7034- 1333	BH INVESTMENTS LLC
115 E CALVERT ST	018-7034- 1334	EVANS WENDY
116 E MILTON ST	018-7034- 1335	PERRY EDDIE C
113 E CALVERT ST	018-7034- 1336	CERVANTES NOE S & MARINA
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1902 S MICHIGAN ST	018-7034- 1360	AL-KHALIL MOHDJAMAL & ALBUQEIRAT NESREEN HASSAN
1910 S MICHIGAN ST	018-7034- 1361	SENOUR JON P
1827 S FELLOWS ST	018-7035- 1362	BUENO PABLO & CONSUELO
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402 E MILTON ST	018-7035- 1367	ANNIS JUDY K
401 E CALVERT ST	018-7035- 1368	ANNIS JUDY K
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313 E CALVERT ST	018-7035- 1370	CHAPMAN RICHARD L

Unimproved Parcel	018-7035-1371	DEWULF JULIE S
Unimproved Parcel	018-7035-1372	TAYLOR FANNIE MAE
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2206 S MICHIGAN ST	018-7035-1406	KROLL SAM J & MARY A
2212 S MICHIGAN ST	018-7035-1407	CLEAR CHOICE RENTALS LLC
2222 S MICHIGAN ST	018-7035-1408	DMT SOUTH MICHIGAN LLC
Unimproved Parcel	018-7035-140801	DMT SOUTH MICHIGAN LLC
Unimproved Parcel	018-7042-1653	KAMBOJ INC
1716 S MICHIGAN ST	018-7042-1654	KAMBOJ INC
113 E DAYTON ST	018-7042-1655	STORRE LLC
1718 S MICHIGAN ST	018-7042-165501	STORRE LLC
1804 S MICHIGAN ST	018-7043-1678	TYPHOON INTERNATIONAL DE LP
1808 S MICHIGAN ST	018-7043-1679	MAY J FINDLEY JR
1810 S MICHIGAN ST	018-7043-1680	ZINK RICHARD
Unimproved Parcel	018-7043-1681	HECKMAN TRACI A
110 E DAYTON ST	018-7043-1682	GILLEAND RANDOLPH LEE
Unimproved Parcel	018-7043-1683	GILLEAND RANDOLPH LEE
Unimproved Parcel	018-7043-1684	BUENO FIDENCIO & ESPERANZA
1818 S MICHIGAN ST	018-7043-1685	BUENO FIDENCIO & ESPERANZA
1820 S MICHIGAN ST	018-7043-1686	BUENO FIDENCIO & ESPERANZA
1631 MIAMI ST	018-7052-198001	MASONRY COSMETICS INC
1025 E DUBAIL AVE	018-7052-1981	WALLACE PAIGE

1701 MIAMI ST	018-7054-204801	ST MATTHEWS CO-CATHEDRAL
1801 MIAMI ST	018-7055-2055	DIOCESE OF FORT WAYNE SOUTH BEND INC
1805 MIAMI ST	018-7055-2056	DIOCESE OF FORT WAYNE-SOUTH BEND C/O ST MATTHEWS CATHEDRAL
Unimproved Parcel	018-7055-2057	DIOCESE OF FORT WAYNE-SOUTH BEND INC
Unimproved Parcel	018-7055-2064	DIOCESE OF FORT WAYNE SOUTHBEND INC
1817 MIAMI ST	018-7055-2065	DIOCESE OF FORT WAYNE SOUTHBEND INC
1821 MIAMI ST	018-7055-2066	KAUFMAN ALAN L
1827 MIAMI ST	018-7055-207501	LEE PAUL M TRUSTEE OF THE PACIFIC MID-WEST TRUST, TEXAS TRUST
Unimproved Parcel	018-7055-2083	FERNANDEZ SANTOS JR
1833 MIAMI ST	018-7055-2084	FERNANDEZ SANTOS JR
1901 MIAMI ST	018-7056-2091	MIAMI VISION LLC
1905 MIAMI ST	018-7056-2092	MIAMI VILLAGE CHURCH INC
Unimproved Parcel	018-7056-2093	MIAMI VILLAGE CHURCH INC
1917 MIAMI ST	018-7056-2101	DARROW PHILIP S & MARY P
1025 E BOWMAN ST	018-7056-2102	SOL Y LUNA CAPITAL MANAGEMENT LLC
1919 MIAMI ST	018-7056-2103	SIGH JATINDERPAL
1921 MIAMI ST	018-7056-2104	CORIA MARIA B ESPINO
1836 MIAMI ST	018-7060-2210	LEFTA LLC
Unimproved Parcel	018-7060-2222	MIAMI VISION LLC
1906 MIAMI ST	018-7060-2224	IVACIC JEROME P TRUSTEE OF THE JEROME P IVACIC REVOCABLE TRUST DATED AUGUST 23 1993
1910 MIAMI ST	018-7060-2225	MWOSE DIXON K AND JULIANA M
1914 MIAMI ST	018-7060-2239	LEFTA LLC

1026 E BOWMAN ST	018-7061- 2257	FLORES JOSE MIGUEL & DOMINGUEZ GEORGINA P
2001 MIAMI ST	018-7061- 2258	MENDEZ JAVIER & DEBORAH LYNNE
2007 MIAMI ST	018-7061- 2259	MENDEZ JAVIER & DEBORAH LYNNE
2009 MIAMI ST	018-7061- 2260	HORRALL DENNIS LIVING TRUST 1/2INT AND HORRALL JANUS V LIVING TRUST 1/2INT BOTH W HORRALL DENNIS AND JANUS V AS TRUSTEES
2002 MIAMI ST	018-7062- 2281	LIVING WORD COMMUNITY CHURCH INC
2006 MIAMI ST	018-7062- 2282	CRISS REINHARDT G
2010 MIAMI ST	018-7062- 2283	WEST DUSTIN
Unimproved Parcel	018-7062- 2295	GLOBAL SIGNAL ACQUISITIONS LLC
2018 MIAMI ST	018-7062- 2296	MARQUEZ OLIVIA
2022 MIAMI ST	018-7062- 2297	REED BOBBIE J SEE TRANSFER NOTE
2102 MIAMI ST	018-7063- 2309	HUSZAR REAL ESTATE LLC
2108 MIAMI ST	018-7063- 2310	CAPITAL HOUSING LLC
2112 MIAMI ST	018-7063- 2311	ROBUST ENTERPRISES LLC
2114 MIAMI ST	018-7063- 2312	LEE SUSAN
2120 MIAMI ST	018-7063- 2313	AUSTIN INDIANA HOLDINGS LLC
2122 MIAMI ST	018-7063- 2314	J & R ENTERPRISES GENERAL PARTNRSHP
2202 MIAMI ST	018-7064- 2337	LOCKE DANIEL W AND KAREN S
1112 E FOX ST	018-7064- 2338	AUSTIN INDIANA HOLDINGS LLC
1108 E FOX ST	018-7064- 233801	HUBER FAMILY TRUST
2206 MIAMI ST	018-7064- 2339	DUFFIN DAVID H SEE TRANSFER NOTE
Unimproved Parcel	018-7064- 2341	CONROY PATRICK J & VENEGAS ELSA
2210 MIAMI ST	018-7064- 2352	CONROY PATRICK J & VENEGAS ELSA

2216 MIAMI ST	018-7064-2353	COOK THOMAS
2226 MIAMI ST	018-7064-2354	SUAREZ FEDERICO
1730 MIAMI ST	018-7065-2365	SHAFFER LUANN
1105 E DAYTON ST	018-7065-2366	MOODY KEITH
1109 E DAYTON ST	018-7065-2367	HEILMAN CAROL A
1802 MIAMI ST	018-7065-2379	SEESE PATRICK M
1106 E DAYTON ST	018-7065-2380	STICKEL JAMES T
1110 E DAYTON ST	018-7065-2381	MFB LLC
1808 MIAMI ST	018-7065-2382	MUNGUIA OLIVIA
1810 MIAMI ST	018-7065-2383	GERSCHOFFER VIVIAN J
1814 MIAMI ST	018-7065-2384	ERIN REAL ESTATE INC
1818 MIAMI ST	018-7065-2405	HUGHES JAMES K & PENNY D
Unimproved Parcel	018-7065-2406	HUGHES JAMES K & PENNY D
1110 E MILTON ST	018-7065-240601	GO INVEST ONE LLC SUB SERIES 5
2013 MIAMI ST	018-7066-2431	BERGER GIDEON AND NOEMI
1025 E DONALD ST	018-7066-2432	BECCUE ALISHA R
2019 MIAMI ST	018-7066-2433	UNDERWOOD RONALD
2023 MIAMI ST	018-7066-2434	TOEPP MARILYN A
1034 E DONALD ST	018-7066-2448	SCHIFFMAN REAS ESTATE LLC
2105 MIAMI ST	018-7066-244901	SCHIFFMAN REAL ESTATE LLC
Unimproved Parcel	018-7066-2451	SCHIFFMAN REAL ESTATE
2113 MIAMI ST	018-7066-2466	WRAY JAMES & DEBRA
2121 MIAMI ST	018-7066-2468	WRAY JAMES & DEBBIE

1032 E FOX ST	018-7067-2483	BAILEY TYRIA
2223 MIAMI ST	018-7067-2502	ST JOSEPH COUNTY PUBLIC LIBRARY
2306 MIAMI ST	018-7122-4327	LCS REALTY LLC
2314 MIAMI ST	018-7122-4328	STEIN REALTY HOLDINGS LLC
Unimproved Parcel	018-7122-4329	STEIN REALTY HOLDINGS LLC
2303 MIAMI ST	018-7127-4522	WOMENS OUTREACH MINISTRY INC
2305 MIAMI ST	018-7127-4523	STITCH 'N TIME FABRICS LLC
Unimproved Parcel	018-7127-4524	STITCH 'N TIME FABRICS LLC
3353 S HIGH ST	018-7138-493301	LURE OF THE ANIMAL LLC THE
1901 S MAIN ST	018-8010-0451	RAP LLC
1902 S MAIN ST	018-8010-0453	J & S ESTATES LLC
1901 S MICHIGAN ST	018-8010-045501	MICHIANA PROPERTIES LLC
1907 S MICHIGAN ST	018-8010-0456	MICHIANA PROPERTIES LLC
1912 S MAIN ST	018-8010-0459	MICHIANA WHOLESALE FLORIST INC
1916 S MAIN ST	018-8010-0460	RIVERA DIEGO FERNANDO ESTRADA
1911 S MICHIGAN ST	018-8010-0461	MICHIANA PROPERTIES LLC.
1917 S MICHIGAN ST	018-8010-0462	MICHIANA PROPERTIES LLC
1919 S MICHIGAN ST	018-8010-0463	MICHIANA PROPERTIES LLC
1925 S MAIN ST	018-8010-046601	RAP LLC
2001 S MICHIGAN ST	018-8010-0468	MCDONALDS CORPORATION
2010 S MAIN ST	018-8010-0476	OMARI PROPERTIES LLC
Unimproved Parcel	018-8010-047601	B & R INVESTMENTS L C % THOMAS RICHARDSON
Unimproved Parcel	018-8010-0479	FRANCHISE REALTY CORPORATION

2014 S MAIN ST	018-8011-0481	MCDONALDS OF SB % FRANCHISE REALTY CORP
2021 S MICHIGAN ST	018-8011-0485	BR ASSOCIATES INC
2020 S MICHIGAN ST	018-8011-0488	OMARI KHALED
Unimproved Parcel	018-8011-048801	BR ASSOCIATES INC
2025 S MAIN ST	018-8011-0489	RAP LLC
1927 S MAIN ST	018-8011-048901	RAP LLC
2029 S MICHIGAN ST	018-8011-0491	OMARI KHALED
2031 S MICHIGAN ST	018-8011-0495	SPITE ANDREW J REV TRUST SPITE ANDREW J RES LIFE EST
2105 S MICHIGAN ST	018-8011-0502	SPITE ANDREW
2107 S MICHIGAN ST	018-8011-0503	JD REAL ESTATE PROPERTIES
112 W DONALD ST	018-8011-0505	ONEAL JULIUS III & GISZEL
2119 S MICHIGAN ST	018-8011-0506	LOPEZ DIONISIO
2125 S MICHIGAN ST	018-8011-0508	GRUBBS THOMAS L & LINDA K
2206 S MAIN ST	018-8011-0510	HAYNES GARRISON C AND HELEN K
2201 S MICHIGAN ST	018-8011-0511	LIN YOU JI
2212 S MAIN ST	018-8011-0513	2218 SOUTH MAIN LLC
2207 S MICHIGAN ST	018-8011-0514	POPPY HOLDINGS LLC
Unimproved Parcel	018-8011-0516	2218 SOUTH MAIN LLC
2211 S MICHIGAN ST	018-8011-0517	ROSE LAND & FINANCE CORP
2215 S MAIN ST	018-8011-0518	SOUTH MAIN REAL ESTATE LLC
2214 S MAIN ST	018-8011-0519	2218 SOUTH MAIN LLC
2213 S MICHIGAN ST	018-8011-0520	OVERGAARDS ARTCRAFT PRINTERS INC
Unimproved Parcel	018-8011-0522	2218 SOUTH MAIN LLC

2218 S MAIN ST	018-8011-0523	2218 SOUTH MAIN LLC
2219 S MICHIGAN ST	018-8011-0524	GRUBBS THOMAS L & LINDA K
2221 S MAIN ST	018-8011-0525	SOUTH MAIN REAL ESTATE LLC
2224 S MAIN ST	018-8011-0526	POST OFFICE BOX LLC
111 W EWING AVE	018-8011-0527	J D REAL ESTATE PROPERTIES INC
2221 S MICHIGAN ST	018-8011-0528	GRUBBS THOMAS L
Unimproved Parcel	018-8011-0529	HALL MITCHELL SEE TRANSFER NOTES
Unimproved Parcel	018-8011-0530	HALL MITCHELL SEE TRANSFER NOTES
122 W DONALD ST	018-8011-0531	THAUMATURGUS INC
120 W DONALD ST	018-8011-0532	NIEB JEFFERY
116 W DONALD ST	018-8011-0533	LE GONG-YIN
208 W CALVERT ST	018-8012-056701	RAP LLC
Unimproved Parcel	018-8012-056701A	RAP LLC
Unimproved Parcel	018-8012-056702	RAP LLC
17802 E IRELAND RD	026-1034-058202	DRIVE AND SHINE DEVELOPMENT INC
17716 E IRELAND RD	026-1034-058203	DRIVE AND SHINE DEVELOPMENT INC
17830 E IRELAND RD	026-1167-6171	DRIVE AND SHINE DEVELOPMENT INC

EXHIBIT E

LIST OF PARCELS TRANSFERRED TO THE ACQUISITION LIST

Parcel ID	Owner of Record	Property Address
018-8011-050001	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	2020 S MAIN ST
018-8011-0500	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-8011-0484	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	2018 S MAIN ST
018-8011-0481	MCDONALDS OF SB % FRANCHISE REALTY CORP	2014 S MAIN ST
018-7035-1375	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-1379	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-1378	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-1377	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-1376	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-137501	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-1364	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel
018-7035-1363	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND	Unimproved Parcel

DMS 14260371v3