

#1326

WARRANTY DEED from City of South
Bend to Business Development
Corporation.

(RE: TORRINGTON)

#1326

AUDITOR'S RECORD

Transfer No. _____

Taxing Unit _____

Date _____

WARRANTY DEED

The Civil City of South Bend, Indiana

the Grantor

Convey and Warrant to The Business Development Corporation of
South Bend, Mishawaka and St. Joseph County

the Grantee

for and in consideration of \$1.00 and other good and valuable considerations

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,
in the State of Indiana, described as follows:

Parcel 1:

A part of the Northeast Quarter, Section 16, Township 37 North, Range 2 East, 2nd P.M., in the City of South Bend, Saint Joseph County, Indiana and also being a part of the land of the Torrington Company, a Delaware corporation (Book 768, page 163 and Book 709, pages 559 and 560, Office of the Recorder) containing 5.118 Acres and more particularly described as follows:

Beginning at a point which is 40.0 feet South of the Northwest corner of the East Half of the Northeast Quarter of said section, said point being also on the South Right-of-Way line of Sample Street; thence S00°03' W (the bearing of said South Right-of-Way line is assumed due East-West) a distance of 395.6 feet; thence N90°00'W a distance of 9.00 feet; thence S0°03' W a distance of 465.0 feet; thence N 90°00'W a distance of 39.87 feet to the Easterly Right-of-Way of the New Jersey, Indiana and Illinois Railroad Company; thence N21°44'W a distance of 47.18 feet; thence Northwesterly along the arc of a curve to the left, having a radius of 487.15 feet, a central angle of 45°25'16" and a chord of 376.15 feet, a distance of 386.19 feet; thence N00°03'E a distance of 548.22 feet to the South Right-of-Way line of Sample Street; thence S90°00'E on said Right-of-Way line a distance of 330.00 feet to the point of beginning.

(continued on attached page)

Signed and dated on June 25, 1984

State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Roger O. Parent and Irene K. Gammon, known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana.

Roger O. Parent
Signature
Roger O. Parent, Mayor
Typed or printed name

Irene K. Gammon
Signature
Irene K. Gammon, City Clerk
Typed or printed name

John Harper
Signature
Chief Deputy
Typed or printed name

and acknowledged the execution of the foregoing deed on

June 25, 1984

Patricia E. DeClercq
Signature
Patricia E. DeClercq, Notary Public
Resident of St. Joseph County
Typed or printed name

My commission expires 5/24/88

Signature
Typed or printed name

Also Parcel 2:

A part of the Northeast Quarter, Section 16, Township 37 North, Range 2 East, 2nd. P.M. in the City of South Bend, Saint Joseph County, Indiana and also being a part of the land of the Torrington Company, a Delaware corporation (Book 709, pages 559, 560 and 561, Office of the Recorder) containing 3.067 Acres and more particularly described as follows:

Beginning at a point 900.6 feet South of the North line of said Section 16, and 1390.55 feet East of the East line of Sheridan Avenue, which point is on the North line of proposed Industrial Avenue and on the Westerly line of an 18 foot railroad spur Right-of-Way for track 2; thence $S21^{\circ}29'E$ a distance of 123.45 feet along said Right-of-Way to the point of tangency of a curve to the left, and which Right-of-Way line is at all points 9.0 feet Westerly, at right angles from the center line of spur track Number 2 of said Railroad, said curve is more particularly defined by the following 4 courses running along said Right-of-Way Southeasterly from the point of tangency and measured along chords to said curve, viz; $S19^{\circ}41'E$ a distance of 60.0 feet; thence $S22^{\circ}54'E$ a distance of 100.0 feet; thence $S37^{\circ}14'E$ a distance of 100.0 feet; thence $S53^{\circ}52'E$ a distance of 100.0 feet to the North Right-of-Way line of spur track Number 1 of said railroad company, thence $N89^{\circ}51'W$ a distance of 364.44 feet along said Northern Right-of-Way line of spur track Number 1; thence $N00^{\circ}03'E$ a distance of 364.38 feet; thence $N89^{\circ}57'W$ a distance of 128.91 feet; thence $N00^{\circ}02'W$ a distance of 318.24 feet; thence $S89^{\circ}13'W$ a distance of 13.76 feet; thence $N00^{\circ}03'E$ a distance of 11.76 feet to the Westerly Right-of-Way of the New Jersey, Indiana and Illinois Railroad Company Right-of-Way of spur track Number 2; thence along said Right-of-Way Southeasterly 371.89 feet along an arc to the right having a radius of 469.15 feet and subtended by a long chord having a bearing of $S44^{\circ}26'30"E$ and a length of 362.22 feet to the point of tangency of said curve; thence $S21^{\circ}44'E$ a distance of 40.0 feet to the point of beginning.

Also including improvements thereon.

Together with a non-exclusive conveyance of any and all easements, leases, side-track agreements, and all other rights and property interests of every type and nature heretofore granted to or received by the Grantor and its predecessors in interest, regardless of the manner thereof, which are necessary, useful, or beneficial to, or which can be used in connection with, or that are appurtenant to any part or all of the real estate being conveyed herein.

It is expressly noted that Parcels I and II are not contiguous but that contiguity is interrupted by an eighteen foot (18') strip of land which is not conveyed herein.

Subject to all conditions, easements and restrictions of record, and applicable zoning ordinances.

Subject to all unpaid taxes and assessments.

#1327

RELEASE OF EASEMENT - Parcel #11

(Panzica acquired from Redevelopment)

RECORDER'S RECEIPT No 18561

South Bend, Ind., Aug. 3, 1984

of SOUTH BEND

Received of Board of Public Works

ROGER O PARENT, Mayor

NO.	AMOUNT
DEEDS	
MORTGAGES	
MECHANICS LIENS	
U.C.C. FILING	
1 RELEASES	5.50
ASSIGNMENTS	
POWERS OF ATTORNEY	
ART. OF INCORP.	
PLATS	
MARGINAL RELEASES	
MARGINAL ASSIGNMENTS	
MISCELLANEOUS	

CITY BUILDING SOUTH BEND, INDIANA 46601

July 31, 1984

219/284-9412

COPIES OF THE FOLLOWING:

DEED — No.	
MTG. — No.	
— No.	
— No.	
— No.	
— No.	

R.A.

pany

601

T

TOTAL \$ 5.50

CHECK \$ _____
 CASH ✓ \$ _____
 REFUND \$ _____

request of July 19, 1984, attached
 a Release of Easement for the
 monly known as Parcel #11, which
 from the South Bend Redevelopment
 office/warehouse facility.

questions regarding this matter,
 to contact this office.

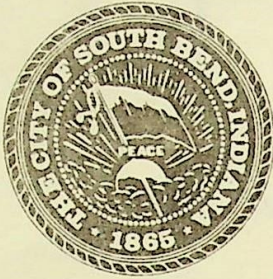
Wanda A. Nowak
 WANDA A. NOWAK
 ST. JOSEPH COUNTY RECORDER

Sincerely,

BOARD OF PUBLIC WORKS

Sandra M. Parmerlee
 Sandra M. Parmerlee, Clerk

SMP/mp
 Attachment
 cc: Ann Kolata, Redevelopment Department



CITY of SOUTH BEND

ROGER O PARENT, Mayor

COUNTY-CITY BUILDING SOUTH BEND, INDIANA 46601

July 31, 1984

219/284-9412

BOARD OF PUBLIC WORKS

John E. Leszczynski, President
Richard L. Hill
Michael L. Vance

Mr. Philip E. Panzica, R.A.
Project Architect
Panzica Development Company
422 East Monroe Street
South Bend, Indiana 46601

RE: RELEASE OF EASEMENT

Dear Mr. Panzica:

Pursuant to your request of July 19, 1984, attached for your information is a Release of Easement for the parcel of property, commonly known as Parcel #11, which you recently acquired from the South Bend Redevelopment Department for a new office/warehouse facility.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

BOARD OF PUBLIC WORKS

Sandra M. Parmerlee
Sandra M. Parmerlee, Clerk

SMP/mp
Attachment
cc: Ann Kolata, Redevelopment Department

PANZICA

July 19, 1984

Mr. John Leszcynski
City Engineer
City of South Bend
County City Building, 13th Floor
South Bend, IN 46601

RE: Abandoned Easements
Monroe Park Redevelopment
Parcel #11
South Bend, IN

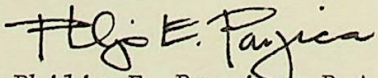
Dear Mr. Leszcynski:

Our company has recently purchased the above referenced parcel from the South Bend Redevelopment Department for a new Office/Warehouse facility.

At this time, we request from your department a letter for "Release of Easements" of the vacated alleyways encompassed within Parcel #11. The Release of Easement would be for any City utilities that were located in the alleyways. Release of Easements for electric, natural gas, telephone and cablevision will be secured through those respective utilities.

If you should have any questions, or require additional information, please call. Your assistance in this matter is greatly appreciated.

Sincerely,



Philip E. Panzica, R.A.
Project Architect

PEP/EAG

8416030

RELEASE OF EASEMENT

The Civil City of South Bend by and through its Board of Public Works hereby releases and terminates all rights and interest in an easement retained by said City for water, sewer and drainage in the vacated alleyways within the parcel of land described as follows:

A parcel of land being Lots Fifty-nine (59) through Sixty-four (64), inclusive, and Lots Sixty-seven (67) through Seventy-two (72), inclusive, and the 14-foot wide alley lying immediately adjacent to said lots, all in J. Rush's 4th Addition, South Bend, Indiana, and being more particularly described as follows, viz: Beginning at the intersection of the South right-of-way line of Bronson Street (40.5 feet wide) with the West right-of-way line of Rush Street (55 feet wide), said intersection being the Northeast corner of Lot 67 in said J. Rush's 4th Addition; thence South 0°-02'-36" East, along said West line of Rush Street, also being the East line of Lots 67, 68, 69, 70, 71 and 72 in said Addition, a measured distance of 239.84 feet to the Southeast corner of Lot 72 in said Addition; thence North 89°-45'-15" West, along the South line of said Lot 72, and said South line projected, and along the South line of Lot 64 in said Addition, a measured distance of 289.49 feet to the Southwest corner of said Lot 64; thence North 0°-05'-41" West, along the East line of Fellows Street, also being the West line of Lots 64, 63, 62, 61, 60, and 59 in said Addition, a measured distance of 239.53 feet to the Northwest corner of said Lot 59; thence South 89°-48'-55" East, along the South line of said Bronson Street, a measured distance of 289.70 feet to the point of beginning.

FILM NO. WANDA A. ROYAK RECORDED
Aug 3 1 59 PM '84
ST. JOSEPH CO. INDIANA
FILED FOR RECORD

2

IN WITNESS WHEREOF, the members of the Board of Public Works of the City of South Bend, Indiana, hereunto set their hands and seals this 30th day of July, 1984.

CITY OF SOUTH BEND, INDIANA
BY ITS BOARD OF PUBLIC WORKS

John E. Leszczynski
John E. Leszczynski

Richard L. Hill
Richard L. Hill

Michael L. Vance
Michael L. Vance

ATTEST:

Sandra M. Parmerlee
Sandra M. Parmerlee, Clerk

STATE OF INDIANA)
ST. JOSEPH COUNTY) SS

8416030

Before me, a notary in and for the said County and State, personally appeared John E. Leszczynski, Richard L. Hill and Michael L. Vance, known to me and constituting the Board of Public Works of the City of South Bend, Indiana, who acknowledged the execution of the above and foregoing instrument as their free act and deed this 30th day of July, 1984.

Sandra M. Parmerlee
SANDRA M. PARMERLEE, Notary Public
Resident of St. Joseph County

MY COMMISSION EXPIRES:

July 24, 1988

This instrument prepared by Carolyn V. Pfothenauer, Assistant City Attorney, City of South Bend, Indiana.

FILM NO. 8416030

WANDA A. NOWAK
RECORDER

AUG 3 1 53 PM '84

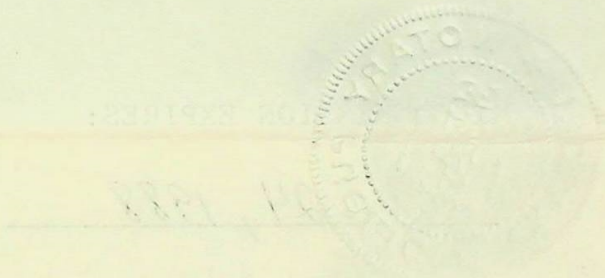
ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

STATE OF INDIANA)
) ss)
) ST. JOSEPH COUNTY)

INDEXED

Before me, a notary in and for the said County and State,
personally appeared John E. Maszyanski, Richard L. Hill and Michael
J. Vance, known to me and contacting the Board of Public Works of
the City of South Bend, Indiana, who acknowledged the execution of
the above and foregoing instrument as their free act and deed this
30th day of July, 1984.

[Signature]
Notary Public,
Resident of St. Joseph County



This instrument prepared by Carolyn M. [unclear], Assistant City
Recorder, City of South Bend, Indiana.