

#1361

QUIT-CLAIM DEED from Walter J.  
Borkowski to City of South Bend,  
Lot No. 1 as shown on the recorded  
Plat of Willit's Sub-division of  
S. 1/2 of B.O. Lot 89 of the  
State Bank's 2nd Add. to City  
of South Bend.

SOLD

9534611

TRANS. # 7141



MAIL DEED TO:  
CITY OF SOUTH BEND

MAIL TAX BILLS TO:  
CITY OF SOUTH BEND

#1361

COPYRIGHT  
ST. JOSEPH COUNTY, INDIANA  
BAR ASSOCIATION  
PROPERTY FORM 103 - 1974

8615157

# QUIT-CLAIM DEED

AUDITOR'S RECORD	
Transfer No.	<u>3215</u>
Taxing Unit	<u>AB</u>
Date	<u>6-27-86</u>

WALTER J. BORKOWSKI

*the Grantor*

COMMONLY KNOWN AS:  
1021 WESTERN  
KEY# 18-30692686

Releases and Quit-Claims to

THE CITY OF SOUTH BEND, INDIANA

*the Grantee*

for and in consideration of One (\$1.00) Dollar and other valuable consideration.

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

Lot Numbered One (1) as shown on the Recorded Plat of the Willits' Sub-division of the South Half (1/2) of Bank Out Lot Numbered Eighty-nine (89) of the State Bank's Second Addition to the Town, now City, of South Bend.

Subject to all easements and restrictions of record.

DULY ENTERED FOR TAXATION  
BEVERLY D. CRONE  
AUDITOR  
ST. JOSEPH CO. INDIANA

APPROVED  
BOARD OF PUBLIC WORKS

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD  
JUN 27 1 57 PM '86  
FILM NO.  
WANDA A. NOWAK  
RECORDER

JUN 24 1986  
*[Signature]*

Signed and dated on June 17, 1986.

State of Indiana, St. Joseph County, ss:

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

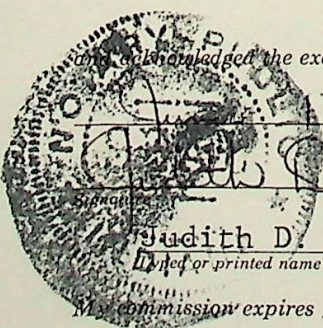
Walter J. Borkowski

Walter J. Borkowski  
Signature  
WALTER J. BORKOWSKI  
Typed or printed name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Typed or printed name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Typed or printed name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Typed or printed name



and acknowledged the execution of the foregoing deed on June 17, 1986.

Judith D. Hines, Notary Public

Judith D. Hines, residing in St. Joseph County, Indiana  
Typed or printed name  
My commission expires November 13, 1987

Prepared by Carolyn V. Pfothenauer, Assistant City Attorney, 1400 County-City Building, South Bend, Indiana, 46601  
*Attorney at Law*



8615157

ST. JOSEPH CO  
INDIANA  
FILED FOR RECORD

JUN 27 1 57 PM '86

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

INDEXED

APPROVED  
BOARD OF PUBLIC WORKS

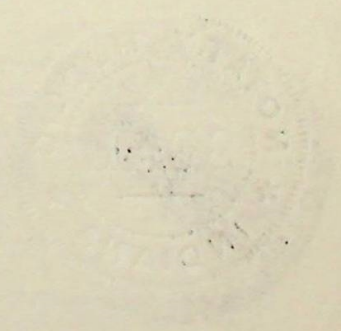
JUN 24 1986

RECEIVED

CLERK

RESOURCES BOARD

EXHIBIT





## INTER-OFFICE MEMO

TO: CAROLYN PFOTENHAUER  
ASSISTANT CITY ATTORNEY

FROM: MICHAEL L. VANCE, DIRECTOR *M. Vance*  
ADMINISTRATION & FINANCE

SUBJECT: QUIT CLAIM DEED OF PROPERTY LOCATED  
1ST LOT - EAST OF BLDG AT 1025 W. WESTERN

DATE: MARCH 25, 1986

Walter Borkowski has recently contacted me reference a piece of property he owns at the above address. He has no use for the property and would like to donate it to the City. Currently it is leased as a green area to the City of South Bend through the Department of Redevelopment (see attached). Mr. Borkowski states that he cannot keep the property clean as it is costing him some where between \$57.00 to \$90.00 per month. He further stated that people are dumping their items on the property and Code Enforcement in turn comes after him to clean the property up.

Would you please check to see if we would want to purchase this property and what procedures we would have to follow. If you have any questions, please feel free to contact me.

Enclosures: 2  
copies: John Leszczynski  
Kathy Barnard  
Sandra Parmerlee ✓



CITY ATTORNEY'S OFFICE  
**INTER-OFFICE MEMO**

TO: MIKE VANCE  
CONTROLLER

JUNE 18, 1986

DATE:

FROM: CAROLYN V. PFOTENHAUER *CP*  
ASSISTANT CITY ATTORNEY

SUBJECT: BORKOWSKI QUIT-CLAIM DEEDS

Attached are the two deeds from Walter J. Borkowski transferring to the City of South Bend, Indiana the lot at the Northeast corner of Walnut and Western Avenue (1200 block West Western) and the first lot East of the building located at 1025 West Western. You will recall that these are the lots about which Mr. Borkowski contacted you and advised you that he would like to donate to the City. The deeds should be forwarded to the Board of Public Works for acceptance and recordation.

CVP/jdh



LEASE AGREEMENT BETWEEN WALTER J. BORKOWSKI  
AND THE CITY OF SOUTH BEND, INDIANA

This lease agreement is made and entered into by and between Walter J. Borkowski (hereinafter referred to as Lessor) and the City of South Bend, Indiana a municipal corporation duly organized and existing pursuant to the laws of the State of Indiana, (hereinafter referred to as Lessee) acting by and through its Board of Public Works.

W I T N E S S E T H

For and in consideration of the covenants and agreements hereinafter stated the Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the following described real estate located in the City of South Bend, St. Joseph County, State of Indiana:

Lot 71 Ex for ST Comm. Sub of B O L 85-86

Tax Key Number 183074 2950

1. The lease term shall be for a period of five (5) years beginning on the 1st day of May, 1985 and ending on the 30th day of April, 1990.
2. Lessee hereby agrees to pay to Lessor the sum of One Dollar (\$1.00) rent for the lease term.
3. Lessee will use the leased premises as a landscaped green space and for no other purpose.
4. Lessee agrees to landscape the leased premises as Lessee deems appropriate.
5. Lessor agrees to keep the leased premises in good repair and to maintain it in a safe and clean manner free from debris and weeds and to keep the premises mowed.
6. Lessor may terminate this lease by giving thirty (30) days written notice to Lessee in the event that Lessor sells the leased premises for the expansion of a business building adjoining the leased premises.



7. At the end of the lease term the property owner shall retain all improvements made by Lessee.

Dated this 20 day of July, 1985.

CITY OF SOUTH BEND  
BOARD OF PUBLIC WORKS

LESSOR:

JOHN E. LESZCZYNSKI

Walter J. Borkowski  
WALTER J. BORKOWSKI

KATHERINE G. BARNARD

MICHAEL L. VANCE

ATTEST:

SANDRA M. PARMERLEE, CLERK

This instrument prepared by Carolyn V. Pfotenhauer, Assistant City Attorney, City of South Bend, Indiana 46601.



Hold For Road & Public Works  
MAIL DEED TO:

MAIL TAX BILLS TO:

COPYRIGHT  
ST. JOSEPH COUNTY, INDIANA  
BAR ASSOCIATION  
PROPERTY FORM 103 - 1974

9534611

# QUIT-CLAIM DEED

AUDITOR'S RECORD	
Transfer No.	7141
Taxing Unit	SB
Date	10-17-95

THE CITY OF SOUTH BEND, INDIANA  
the Grantor

Release and Quit-Claim to PENTECOSTAL CHURCH OF GOD IN CHRIST  
OF ST. JOSEPH COUNTY  
the Grantee

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration  
the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,  
in the State of Indiana, described as follows:

Key No. 18-3069-2686

LOT 1 WILLETT'S SUB OF BOL 89

ST. JOSEPH COUNTY, INDIANA  
FILED FOR RECORD  
OCT 17 10 42 AM '95  
FILED FOR RECORD

DULY FILED  
BEV  
ST. JOSEPH CO. INDIANA

Signed and dated on September 28, 1995

State of Indiana, St. Joseph County, ss:

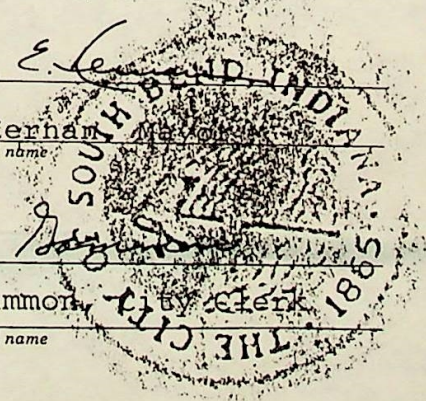
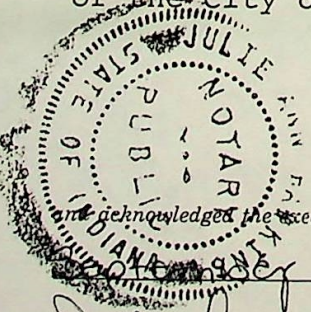
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Joseph E. Kernan, Mayor, and  
Irene K. Gammon, City Clerk,  
of the City of South Bend, Indiana

Joseph E. Kernan  
Signature  
Joseph E. Kernan, Mayor  
Typed or printed name

ATTEST:

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

and acknowledged the execution of the foregoing deed on

September 28, 1995

Julie Ann Hawkins, Notary Public  
Signature  
A resident of St. Joseph County, IN  
Typed or printed name

My commission expires JULIE ANN HAWKINS  
NOTARY PUBLIC STATE OF INDIANA  
ST. JOSEPH COUNTY  
MY COMMISSION EXP. SEPT 18, 1998

Prepared by Anne E. Bruneel, Assistant City Attorney, 1400 County-City Building,  
South Bend, Indiana, 46601  
Telephone: (219) 235-9241  
Attorney at Law



PURCHASE AGREEMENT

THIS AGREEMENT, entered into 16<sup>th</sup> day of October, 1995, by and between Pentecostal Church of God in Christ of St. Joseph County, hereinafter referred to as the "Buyer," and the Civil City of South Bend, a municipal corporation of the State of Indiana, hereinafter referred to as the "City."

WITNESSETH:

WHEREAS, I.C. 36-1-11 establishes the procedures for the sale and rental of real property owned by the City of South Bend; and

WHEREAS, the Board of Public Works (hereinafter referred to as the "Board") is empowered to carry out the provisions of said statute; and

WHEREAS, the Board has determined that:

1. The highest and best use of certain real property owned by the City is by sale to an abutting landowner;
2. The cost to the public of maintaining said real property owned by the City equals or exceeds the established fair market value of said real property;
3. It is economically unjustifiable to sell real property owned by the City in accordance with the procedures set forth in I.C. 36-1-11-4.

WHEREAS, the Board has determined that the assessed value of said real property is less than TWO THOUSAND DOLLARS (\$2,000); and

WHEREAS, the Board appointed a licensed independent appraiser who appraised the particular real property; and

WHEREAS, based upon the appraisal submitted, the Board has established an offering price for the said property, and published notice of its intention to sell said property at said price; and

WHEREAS, pursuant to I.C. 36-1-11-5, the Board is empowered to negotiate and sell said real property to the abutting landowner who submits the highest offer for said real property; and

WHEREAS, the offer of the Buyer in the amount of Ten Dollars (\$10.00) was offered and accepted as the best offer for said property.

NOW, THEREFORE, it is agreed by and between the parties hereto, and for and in consideration of the promises and the mutual covenants herein contained, as follows:

1. The City agrees to sell and Buyer agrees to buy the following properties located in St. Joseph County, Indiana:

Key No. 18-3069-2686 - LOT 1 - WILLETT'S SUB OF BOL 89  
Commonly know as 1021 Western Avenue

for the sum of \$10.00.

2. Buyer agrees to pay the purchase price and recording fee in full at the time of closing.
3. Buyer agrees to pay all title and abstract costs involved in said transaction which it shall desire or request.



4. The conveyance of the aforementioned real property is made so long as the lot is not used as a building site for purposes of a new, single-family construction site.

5. At the time to closing and after a submission of a receipt for the total purchase price has been submitted by the Controller to the Board of Public Works, the Board shall cause a Quit-Claim deed to be prepared, which deed shall be signed by the Mayor and attested to by the City Clerk with the Seal of the City affixed, which shall then be recorded with the St. Joseph County Recorder's Office.

BUYER:

EDWARD McDONALD - Trustee  
Pentecostal Church of God in Christ  
of St. Joseph County

CITY OF SOUTH BEND  
BY ITS BOARD OF PUBLIC WORKS

John E. Leszcynski  
John E. Leszcynski, President

James R. Caldwell  
James R. Caldwell, Member

Jenny Pitts Manier  
Jenny Pitts Manier, Member

ATTEST:

Angela K. Jacob  
Angela K. Jacob, Clerk  
Board of Public Works

Date: 10/16/95



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BUYER:

Edward McDonald - Trustee  
Pentecostal Church of God in Christ  
of St. Joseph County

CITY OF SOUTH BEND  
BY ITS BOARD OF PUBLIC WORKS

John E. Leszcynski  
John E. Leszcynski, President

James R. Caldwell  
James R. Caldwell, Member

Jenny Pitts Manier  
Jenny Pitts Manier, Member

ATTEST:

Angela K. Jacob  
Angela K. Jacob, Clerk  
Board of Public Works

Date: 10/16/95



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BUYER:

Edward McDonald - Trustee  
Pentecostal Church of God in Christ  
of St. Joseph County

CITY OF SOUTH BEND  
BY ITS BOARD OF PUBLIC WORKS

John E. Leszcynski  
John E. Leszcynski, President

James R. Caldwell  
James R. Caldwell, Member

Jenny Pitts Manier  
Jenny Pitts Manier, Member

ATTEST:

Angela K. Jacob  
Angela K. Jacob, Clerk  
Board of Public Works

Date: 10/16/95



RESOLUTION NO. 65-1995

A RESOLUTION OF THE BOARD OF PUBLIC WORKS  
OF THE CITY OF SOUTH BEND, INDIANA,  
AUTHORIZING THE TRANSFER OF A CERTAIN PARCEL  
OF REAL PROPERTY TO PENTECOSTAL CHURCH OF GOD IN CHRIST, INC.  
OF ST. JOSEPH COUNTY, INDIANA

WHEREAS, the City of South Bend, Indiana (hereinafter the "City"), is the owner of one (1) parcel of real property situated in the City of South Bend, St. Joseph County, Indiana, and being more particularly described as follows:

Key No. 18-3069-2686  
Lot 1 Willet's Sub of BOL 89  
Commonly known as 1021 Western Avenue

WHEREAS, the care, custody and control of City-owned real estate is vested in the Board of Public Works pursuant to I.C. 36-9-6-3 and 36-1-11-1, et seq.; and

WHEREAS, Pentecostal Church of God in Christ, Inc., of St. Joseph County, Indiana (hereinafter "Pentecostal Church of God"), an Indiana not-for-profit corporation meeting the requirements of I.C. 36-1-11-1(a)(7), desires to obtain ownership of the above-described real estate, which will be maintained by the church on a regular basis; and

WHEREAS, the use of said property for such purpose will be beneficial to the community, and the City is willing to transfer said property to Pentecostal Church of God for the purpose of maintaining said property on a regular basis.

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Works of the City of South Bend, Indiana, as follows:

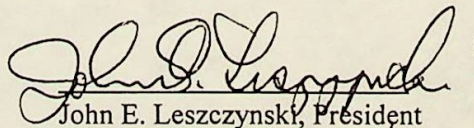
- 1) The City shall transfer to Pentecostal Church of God one (1) parcel of real property more particularly described as follows:

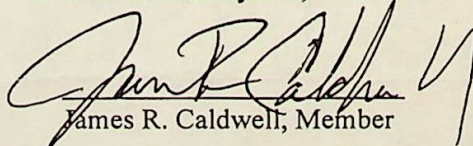
Key No. 18-3069-2686  
Lot 1 Willet's Sub of BOL 89  
Commonly known as 1021 Western Avenue

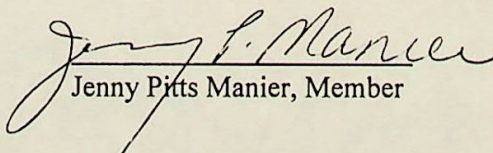
- 2) Such transfer shall be accomplished by Quit-Claim Deed, executed by the Mayor of the City of South Bend and attested to by the South Bend City Clerk.
- 3) Such transfer shall be made by the City to Pentecostal Church of God in an "as is" condition with no warranties, indemnities or representations made relative to said real property.

Adopted this 2nd day of October, 1995.

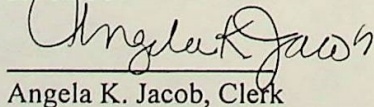
SOUTH BEND BOARD OF PUBLIC WORKS

  
John E. Leszczynski, President


  
James R. Caldwell, Member

  
Jenny Pitts Manier, Member

ATTEST:

  
Angela K. Jacob, Clerk




**PENTECOSTAL CHURCH**  
 BUILDING FUND  
 1107 WESTERN AVE.  
 SOUTH BEND, IN 46625

No. 443  
 10/9 95 71-1212/712

Pay to the order of City of South Bend \$ 22.00  
Twenty two 00 ~~DOLLARS~~

**Source Bank**  
P.O. BOX 1802  
SOUTH BEND, INDIANA 46634

memo key # 10-308-2626 lot # 1  
 Willett's Sub R2 89  
 ⑆071212128⑆ 297 044 00 0443

*William Willett*  
*John McLeod*

199  
ref  
of 1

tate

property owned by the City of South Bend; and

WHEREAS, the Board of Public Works (hereinafter referred to as the "Board") is empowered to carry out the provisions of said statute; and

WHEREAS, the Board has determined that:

1. The highest and best use of certain real property owned by the City is by sale to an abutting landowner;
2. The cost to the public of maintaining said real property owned by the City equals or exceeds the established fair market value of said real property;
3. It is economically unjustifiable to sell real property owned by the City in accordance with the procedures set forth in I.C. 36-1-11-4.

WHEREAS, the Board has determined that the assessed value of said real property is less than TWO THOUSAND DOLLARS (\$2,000); and

WHEREAS, the Board appointed a licensed independent appraiser who appraised the particular real property; and

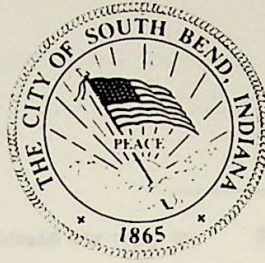
WHEREAS, based upon the appraisal submitted, the Board has established an offering price for the said property, and published notice of its intention to sell said property at said price; and

WHEREAS, pursuant to I.C. 36-1-11-5, the Board is empowered to negotiate and sell said real property to the abutting landowner who submits the highest offer for said real property; and

WHEREAS, the offer of the Buyer in the amount of Ten Dollars (\$10.00) was offered and accepted as the best offer for said property.

NOW THEREFORE it is agreed by and between the parties hereto, and for and in





City of South Bend  
Joseph E. Kernan, Mayor

## Board of Public Works

October 4, 1995

Pentecostal Church of God in Christ  
of St. Joseph County  
1107 West Western Avenue  
South Bend, Indiana 46601

RE: Purchase City-Owned Property - 1021 West Western Avenue

Gentlemen:

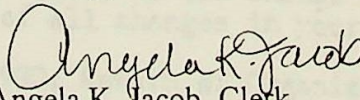
The Board of Public Works, at its meeting held October 2, 1995, approved your request to purchase the vacant lot at 1021 West Western Avenue.

Enclosed are three (3) copies of a Purchase Agreement for the vacant lot at 1021 West Western Avenue. I would appreciate your signing all three (3) copies of the Agreement and returning them to this office at your earliest convenience. Also, please sign the enclosed Disclosure of Sales Information form where indicated and return this form with the Agreements. A completely executed copy of the Purchase Agreement will be forwarded to you after approval by the Board of Public Works.

At this time, please submit a check in the amount of \$22.00 made payable to the City of South Bend. For your information, this amount consists of the \$10.00 which you offered for the property, plus \$7.00 to record the Quit-Claim Deed with the St. Joseph County Recorder's Office plus a \$5.00 fee for the St. Joseph County Auditor to file the Disclosure of Sales Information Form. I will forward to you the Quit-Claim Deed after it is recorded with the Recorder's Office.

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

Sincerely,

  
Angela K. Jacob, Clerk

Enclosures

c: Anne Bruneel, Legal Department

1308 County-City Building • South Bend, Indiana 46601 • 219/235-9412 • TDD (219) 235-5567



Address any reply to: P. O. Box 476, Cincinnati, Ohio 45201  
Department of the Treasury

District Director  
Internal Revenue Service

Date: JUN 3 1975 442:22:EP:ED:EK:lm



CIN:EO: 75 0 6 9 6  
South East Pentecostal Church  
of God in Christ, Inc.  
1107 Western Avenue  
South East, Indiana 46619

Gentlemen:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

We have further determined you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 170(b)(1)(A)(i).

You are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. You are not liable for the taxes imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes under sections 2055, 2106, and 2522 of the Code.

If your purposes, character, or method of operation is changed, you must let us know so we can consider the effect of the change on your exempt status. Also, you must inform us of all changes in your name or address.

You are not required to file Form 990, Return of Organization Exempt From Income Tax.



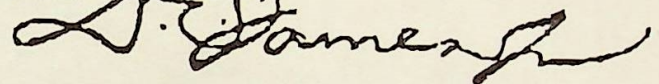
-2-

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Please keep this determination letter in your permanent records.

Sincerely yours,



District Director

Inquiries may be directed to Harold Kirzner by calling (513) 684-3578.

cc: Frederick P. Thornburgh, Esq. and  
Nelson J. Vogel, Jr., Esq.  
Thornburgh, McGill, Dashi, Harner,  
Carey & Murray  
Sixth Floor, First Bank Building  
P. O. Box 1837  
South Bend, Indiana 46634



BOARD OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

TO: Mayor Joseph E. Kernan

FROM: Angela K. Jacob, Clerk *AJ*

RE: Request to Purchase City-Owned Property  
1021 Western Avenue  
Lot 1 Willett's Sub of BOL 89 #  
Key No. 18-3069-2686 DEED 1316

DATE: July 18, 1995

The Board of Public Works has received a request to purchase City-owned property at 1021 Western Avenue.

Favorable recommendations for the sale of this lot has been received from the Engineering Department, Department of Code Enforcement, Community and Economic Development, and the Park Department.

If you have no objections, the Board will proceed with the sale of this property by obtaining an appraisal and advertising them for sale according to state statutes.

Thank you.



# PENTECOSTAL

CHURCH OF GOD IN CHRIST

1107 W. WESTERN AV. P O BOX 1840

SOUTH BEND, IN 46634

REFERRED  
BOARD OF PUBLIC WORKS

MAY 30 1995

May 23, 1995

BOARD OF PUBLIC WORKS  
County-City Building, Room 1315  
South Bend, Indiana 46601

ATTN: Ms. Angela Jacob

RE: Purchase of City Owned Real Estate  
Key No. 18-3069-2686  
Lot 1 Willett's Sub of BOL 89  
1021 Western Avenue  
South Bend, Indiana

Dear Ms. Jacob:

Our Church is very interested in purchasing the real estate that the City owns at 1021 Western Avenue in South Bend, Indiana. Would you be so kind as to bring our request for purchase to the attention of the Board of Public Works at your earliest convenience.

Would you please indicated at your earliest possible time as to what the Church will have to do next in our efforts to purchase the real estate indicated above.

We are very proud of the fact that the Lord has Blessed our Church with the means and opportunity to build our New Church Facilities across the street from our present location. With the City selling our Church the real estate indicated above, it will enhance our project by providing additional parking on the site and future growth potential.

We are hopeful that this matter can be expedited and that our Church can acquire the real estate at a reasonable price.

If you have any questions, please contact our Treasurer, Edward McDonald at (219) 254-2218 or me at (219) 242-2477.

Thank you for your assistance in these matters.

Sincerely, *Donald L. Alford*  
SOUTH BEND PENTECOSTAL CHURCH OF GOD IN CHRIST, INC.

Elder Donald Alford  
Pastor

SUPT. DONALD L. ALFORD, PASTOR

287-6992 (CHURCH) - - 674-9220 (MANSE)



CITY OF SOUTH BEND

MAIL TAX BILLS TO:  
CITY OF SOUTH BEND

8616157

# QUIT-CLAIM

AUDITOR'S RECORD	
Transfer No.	3215
Taxing Unit	18
Date	6-27-86

WALTER J. BORKOWSKI

the Grantor

Release and Quit-Claims to

THE CITY OF SOUTH BEND, INDIANA

the Grantee

For and in consideration of One (\$1.00) Dollar and other valuable consideration,

the receipt of which is hereby acknowledged. Real Estate in St. Joseph County, Indiana

Lot Numbered One (1) as shown on the Recorded Plat of the Willits' Sub-division of the South Half (1/2) of Bank Out Lot Numbered Eighty-nine (89) of the State Bank's Second Addition to the Town, now City, of South Bend.

Subject to all easements and restrictions of record.

DULY ENTERED FOR TAXATION  
BEVERLY D. CRONE  
AUDITOR  
ST. JOSEPH CO. INDIANA

APPROVED  
BOARD OF PUBLIC WORKS

JUN 24 1986  
*[Signature]*

ST. JOSEPH CO.  
INDIANA  
FILED  
JUN 27 1 57 PM '86

Signed and dated on \_\_\_\_\_ 19 86

State of Indiana, St. Joseph County, ss:

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

Walter J. Borkowski

*Walter J. Borkowski*  
WALTER J. BORKOWSKI



Execution of the foregoing deed on \_\_\_\_\_ 19 86  
\_\_\_\_\_  
Notary Public  
Keith D. Hines, residing in St. Joseph County, Indiana  
My commission expires November 13, 1987

Prepared by Carolyn V. Pfoenhauer, Assistant City Attorney, 1400 County-City Building, South Bend, Indiana, 46601



Fire Resistant	
Fire Proof Steel	
Rein. Concrete	
Floors	B
Concrete	
Wood	
Tile or Carpet	
Finish Type	B
Unfinished	
Semi-finished	
Finished Open	
Finished Divided	
Use	B
Store	
Office	
Apartment	
Vacant or Aband.	
Meeting & Am. Conditioning	
No Heating	
Central Warm Air	
Hot Water or Steam	
Unit Heating	
Central Air	
Flag or Unit Air	
Staircase	

8615157

P.A.R.		
# of Units		
Avg. Unit Size		
FLOOR	Mat	Rev
Basement		
1st		
2nd		
3rd		
4th		
Time Adj.	1-1	
Age H. Adj.	1-1	
BASE PRICE		
R.P.A. %		
Sub-Total		
URM FINISH		
Interior Furnish		
Division Walls		
Lighting		
Heating Air Cond		
Sprinkler		
S.F. Price		
Area		
Sub-Total		
Plumbing		
Epl. Features		
Ext. Features		
TOTAL BASE		
Grade Factor		
REPMO. COST		

D T E N

L 800 B 0

SUMMARY OF IMPROVEMENTS																
10	Use	Story Height	Const. Type	Grade	Year Const.	Year Renov.	Cond.	Best Use	Features	Adj. Rate	Size or Area	Reproduction Cost	Phys. Depn.	Amortized Value	Obso. Depn.	True Tax Value
TOTAL																

Wash Fountains	G	ES	SS	Date Collector/Date	Appraiser/Date	Total True Tax Improvement Value
Circular 36"				00	6/29/88 AK	2/02/89
Circular 54"						
Semi-Circ 36"						
Semi-Circ 54"						

SPECIAL FEATURES		Land Type	Topography	Pub. Utilities	Street or Rd.	Neighborhood	Influence Factor
Designation	Value	F Front Lot	X Level	X Water	X Paved	Improving	1 Topography
		R Rear Lot	High	X Sewer	Unpaved	Basic	2 Under Improvmt
		1 Primary Ind Comm Site	Low	X Gas	Proposed	Declining	3 Excess Frontage
		2 Sec. Ind Comm Site	1 Badly	X Electricity	Sidewalk		4 Shape or Size
		3 Undeveloped	1 Swampy	X All	Alley	X Right-of-Way	5 Misimprovement
							6 Restrictions
							0 Other

LAND DATA AND COMPUTATIONS									
Land Type	Actual Frontage	Effective Frontage	Enhance Depn	Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	True Tax Value
					.00	.00	.00	---	---
								---	---
								---	---
								---	---
								---	---
Total Acreage					Total True Tax Land Value				

MEMORANDUM  
 TRANSFER DATE: 6/27/86

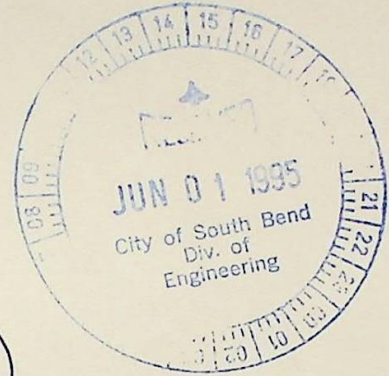
OWNERSHIP TRANSFER AND DATE		VALUATION RECORD				
Assessment Year	19 89	19	19	19	19	19
Reason for Change	Revaluation					
TRUE TAX VALUE	Land					
	Improvements					
	Total					
ASSESSED VALUE	Land					
	Improvements					
	Total					

Legal Description: LOT 1 WILLETT'S SUB OF BOL 89  
 Property Class: 800  
 Map Ref: 8-118  
 Key #: 18-030692686  
 Legal Desc: LOT 1 WILLETT'S SUB OF BOL 89  
 Property Address: IIFCFRN  
 SOUTH BEND, INDIANA  
 46501

CITY OF SOUTH BEND



MEMORANDUM



TO: Angie Jacob, Clerk

FROM: Kathy Dempsey, Code Enforcement *KD*

SUBJECT: Request to purchase City-owned Property

DATE: May 31, 1995

We recommend approval of the purchase of city-owned property located at 1021 W. Western.

Should you have any questions, please feel free to give me a call.



**BOARD OF PUBLIC WORKS**

**INTER-OFFICE MEMORANDUM**

**TO:** Carl Littrell, Department of Engineering  
Kathy Dempsey, Department of Code Enforcement  
Jon Hunt, Department of Community & Economic Development  
✓ Phil St. Clair, Department of Public Parks  
Larry Magliozzi, Department of Planning

**FROM:** Angela K. Jacob, Clerk *aj*

**RE:** Request to Purchase City-Owned Property -  
1021 West Western Avenue  
Key No. 18-3069-2686

**DATE:** May 30, 1995

The Board of Public Works has received a request from Elder Donald L. Alford, Pastor, Pentecostal Church of God in Christ, 1107 West Western Avenue, South Bend, Indiana indicating his interest in purchasing City-owned property at 1021 West Western Avenue

I would appreciate your reviewing this request and advising me whether or not the City should retain this property for any purpose.

OK  
*Phil St. Clair*  
5-31-95



## Inter Office Memo

To : Angela K. Jacob, Clerk  
Board of Public Works

From : Larry D. Spradlin, Sr. , Staff member  
Division of Engineering

Date : June 6, 1995

RE : Request to purchase City-owned property  
1021 Western Avenue  
Key # 18-3069-2686

This department has reviewed the request to purchase the above referenced property and find no reason the City should retain this property.

We recommend approval subject to: The City retaining a parcel of land (10) ten feet North of the South property line and East and West along the South property line for the lot distance of 50.95 feet. This parcel would be used for additional, future right-of-way.

If you have any questions, please contact me.



Department of Community and Economic Development  
Division of Planning and Neighborhood Development  
phone 235-9449 fax 235-9697

- MEMORANDUM -



To: Angela Jacob  
From: Larry Magliozzi *Larry*  
Subject: Request to Purchase City-Owned Property  
1021 West Western Ave.  
Key No. 18-3069-2686  
Date: July 10, 1995

The Division of Planning and Neighborhood Development has reviewed the request of Pentecostal Church of God in Christ to acquire the above-mentioned city owned lot.

We recommend approval of the sale of the lot.

The subject lot is not adjacent to any other city-owned lot. There are no short or long term plans that involve the use of the lot by the City. Sale of the lot at this time to the church would provide a positive benefit to the church's development of their new facility.

*Jon R. Hunt*  
Jon Hunt

cc: Pam Meyer

lm/lots17

RECEIVED

JUL 10 1995

CITY OF SOUTH BEND  
DIV. OF ENGINEERING



BOARD OF PUBLIC WORKS  
INTEROFFICE MEMORANDUM

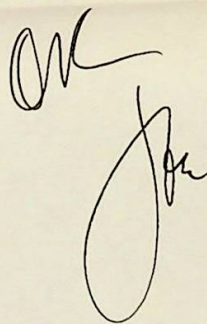
**TO:** Mayor Joseph E. Kernan  
**FROM:** Angela K. Jacob, Clerk *AJ*  
**RE:** Request to Purchase City-Owned Property  
1021 Western Avenue  
Lot 1 Willett's Sub of BOL 89  
Key No. 18-3069-2686  
**DATE:** July 18, 1995

The Board of Public Works has received a request to purchase City-owned property at 1021 Western Avenue.

Favorable recommendations for the sale of this lot has been received from the Engineering Department, Department of Code Enforcement, Community and Economic Development, and the Park Department.

If you have no objections, the Board will proceed with the sale of this property by obtaining an appraisal and advertising them for sale according to state statutes.

Thank you.



RECEIVED

JUL 18 1995

OFFICE OF THE MAYOR  
CITY OF SOUTH BEND