

RESOLUTION NO. 3318

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION
REGARDING REVIEW OF PLANS FOR CONSTRUCTION IN BLACKTHORN
CORPORATE PARK BY COHN & COHN INVESTMENTS, LLC**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), governing body of the South Bend Department of Redevelopment, exists and operates under the provisions of I.C. 36-7-14, as amended (the “Act”); and

WHEREAS, in furtherance of its public purposes under the Act, on July 30, 2015, the Commission entered into the Agreement To Buy And Sell Real Estate (the “Purchase Agreement”) for the sale of certain real property (the “Property”) within the Blackthorn Corporate Park (“Blackthorn”) to Cohn & Cohn Investments, LLC (the “Company”); and

WHEREAS, in anticipation of closing its purchase of the Property from the Commission, the Company has submitted to the Architectural and Review Committee (the “Committee”) established under the Declaration of Protective Covenants & Restrictions of the Blackthorn Corporate Park (the “Declaration”) its building design plans and specifications for its anticipated construction on the Property; and

WHEREAS, the Company’s plans and specifications attached hereto as **Exhibit A** (the “Company Plans”) are presently under review by the Committee; and

WHEREAS, the Commission amended the Declaration on November 12, 2015, pursuant to Resolution No. 3315; and

WHEREAS, under Section 5.5.8 of the amended Declaration, an applicant aggrieved by the Committee’s decision concerning the applicant’s plans and specifications for construction within Blackthorn may appeal to the Commission and seek the Commission’s final determination concerning the approval of such plans and specifications; and

WHEREAS, the Commission desires to express its approval of the Company Plans, notwithstanding the result of any further review by the Committee.

NOW, THEREFORE, BE IT RESOLVED by the South Bend Redevelopment Commission as follows:

1. The Commission hereby approves the Company Plans attached hereto as Exhibit A and, in the event of an adverse decision on the Company Plans by the Committee, will resolve an appeal in the Company’s favor.

2. This Resolution is limited to approval of the Company Plans and will not be construed to relieve the Company of any of its obligations under the amended Declaration, the Development Guidelines for Blackthorn Corporate Park, or applicable laws.

3. This Resolution will be in full force and effect upon its adoption by the Commission.

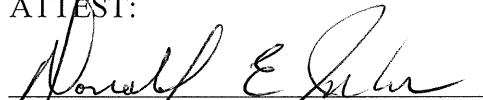
ADOPTED at a Regular Meeting of the South Bend Redevelopment Commission held on November 12, 2015, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

CITY OF SOUTH BEND,
DEPARTMENT OF REDEVELOPMENT, by and
through its governing body, the South Bend
Redevelopment Commission



David A. Varner, Vice President

ATTEST:



Donald E. Inks, Secretary

4000.0000047 63276408.001

EXHIBIT A

Company Plans

[See attached.]



Standing seam metal roof on gable roof
Exposed gutters & downspouts on side elevations

Pre finished wall cladding system. Roll formed metal wall panels with a stucco texture. Vertical wall panels with panel fasteners concealed.

1" insulated glazing panels in anodized aluminum storefront frame

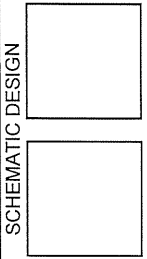
4" veneer split face architectural block wainscot

Pre-engineered metal building structural frame on slab-on-grade

Canvas awnings on aluminum frames

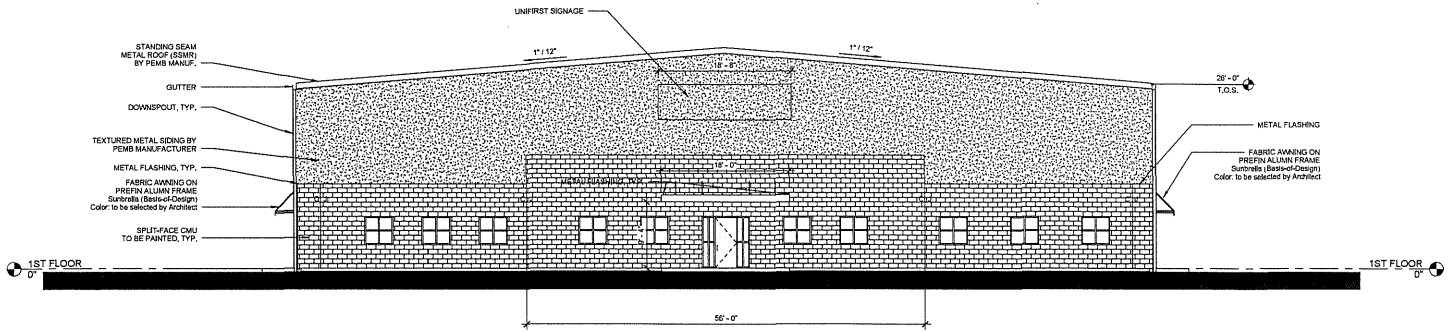


912 LADY ST., SUITE 200
COLUMBIA, SC 29201
803 699 1325 VOX
803 699 1528 FAX

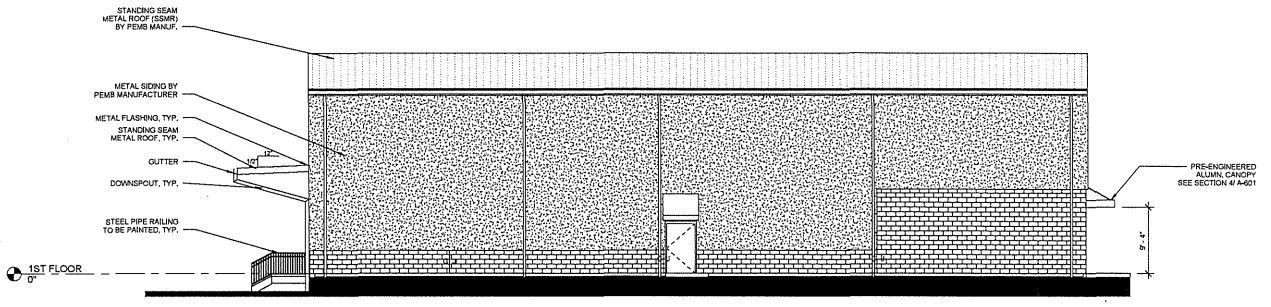


SCHEMATIC DESIGN

NEW FACILITY
UNIFIRST
SOUTH BEND, IA
EXTERIOR ELEVATIONS



1 ELEVATION - FRONT (SOUTH)
18" x 1'-0"



2 ELEVATION - SIDE (EAST)
18" x 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

A/E JOB NUMBER: 15026

A-401

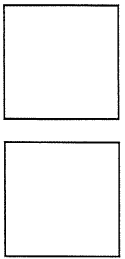
DATE: 13 OCTOBER, 2016



912 LADY ST. SUITE 200
COLUMBIA, SC 29201

803 699 1325 VOX
803 699 1528 FAX

SCHEMATIC DESIGN



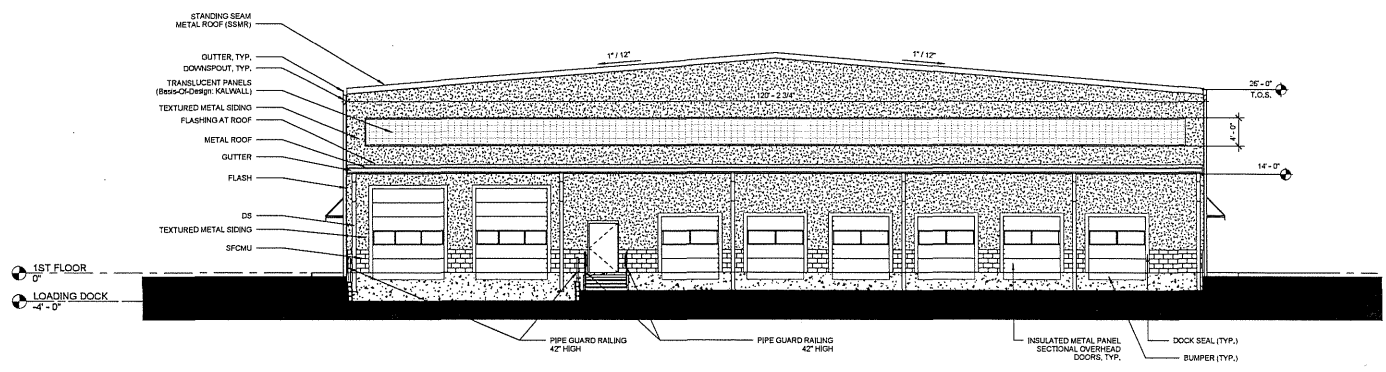
NEW FACILITY
UNIFIRST
SOUTH BEND, IA
EXTERIOR ELEVATIONS

REVISIONS		
NO.	DATE	DESCRIPTION

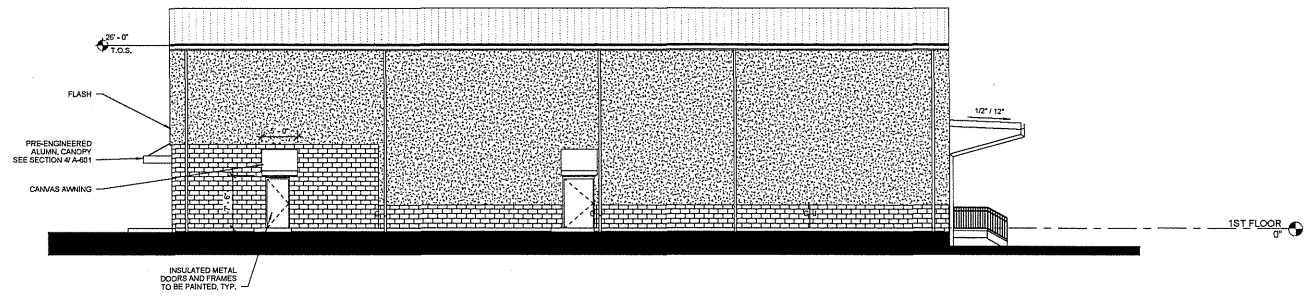
A/E JOB NUMBER 15026

A-402

DATE 13 OCTOBER, 2015



2 ELEVATION - BACK (PLAN NORTH)
1/8" = 1'-0"

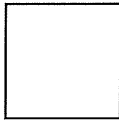
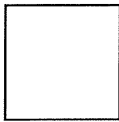


1 ELEVATION - SIDE (PLAN WEST)
1/8" = 1'-0"



915 LEXINGTON BLVD, SUITE 500
COLUMBIA, SC 29201

803 898 1525 VOX
803 898 1526 FAX



NEW FACILITY
UNIFIRST
SOUTH BEND, IA
SITE PLAN

REVISION	DATE	DESCRIPTION

APP. JOB NUMBER: 10025
A-101
DATE: 1 OCTOBER 2015

