



Department of  
**Community Investment**

**Memorandum**

February 8, 2018

TO: South Bend Redevelopment Commission  
FROM: David Relos, Economic Resources *DR*  
SUBJECT: Certificate of Completion (Jones Petrie Rafinski – 325-333 S. Lafayette)

---

On March 24, 2016 the Commission entered in to an Agreement To Buy And Sell Real Estate (Agreement) with Jones Petrie Rafinski (JPR), for the former Schilling's property at the NW corner of Lafayette and Western.

Per Section 11.A. of the Agreement, JPR agreed to spend an amount no less than \$650,000 on building improvements within 18 months from closing, which occurred on March 31, 2016. JPR has supplied documentation they have met their obligations under the Agreement, and now requests a Certificate of Completion per Section 11.B. of the Agreement. This Certificate of Completion will then be recorded, acknowledging the Commission no longer has a reversionary interest in the property.

Commission approval is requested for this Certificate of Completion.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_  
Total Amount new in budget:   N/A  ; broken down by:  
Acct # \_\_\_\_\_  
Going to BPW for Contracting?   N/A   Is this item ready to encumber now? N/A  
Existing PO#        (no)        Inc/Dec \$   n/a  



CROSS REFERENCE:

Document No. 1607857, recorded April 4, 2016

**CERTIFICATE OF COMPLETION**

This Certificate of Completion (this “Certificate”) is issued on February 8, 2018, by the City of South Bend, Indiana, Department of Redevelopment, acting by and through the South Bend Redevelopment Commission (the “Commission”), pursuant to the Agreement To Buy And Sell Real Estate by and between the Commission and Jones Petrie Rafinski Corp. (the “Company”), dated March 24, 2016 (the “Purchase Agreement”).

The Commission states as follows:

1. Pursuant to the Purchase Agreement, the Commission conveyed to the Company the real property described in attached Exhibit A (the “Property”) by the special warranty deed recorded on April 4, 2016, as Document No. 1607857 in the Office of the Recorder of St. Joseph County, Indiana (the “Deed”).

2. Section 11 of the Purchase Agreement established certain Development Obligations of the Company following its acceptance of the Deed from the Commission. The Commission hereby acknowledges and affirms that the Company has performed all of its Development Obligations as required under the Purchase Agreement and has provided satisfactory evidence of the same.

3. This Certificate will serve as a conclusive determination of the Company’s satisfaction of the Development Obligations and, upon recordation, will constitute a full release of the Commission’s reversionary interest in the Property established under the Deed and Sections 11 and 18 of the Purchase Agreement.

4. This Certificate does not amend or otherwise alter the Agreement, and this Certificate shall be binding upon the Commission and its successors and assigns and shall inure to the benefit of the Company and its successors and assigns.

[Signature page follows.]

SOUTH BEND  
REDEVELOPMENT COMMISSION

\_\_\_\_\_  
Marcia I. Jones, President

ATTEST:

\_\_\_\_\_  
Donald E. Inks, Secretary

STATE OF INDIANA        )  
  ) SS:  
ST. JOSEPH COUNTY        )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Marcia I. Jones and Donald E. Inks, known to me to be the President and Secretary, respectively, of the South Bend Redevelopment Commission and acknowledged the execution of the foregoing Certificate of Completion.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the \_\_\_\_ day of \_\_\_\_\_, 2018.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Residing in St. Joseph County, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Benjamin J. Dougherty.

This instrument was prepared by Benjamin J. Dougherty, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601.

4000.0000077

**EXHIBIT A**

**Description of Property**

Lots Numbered Four Hundred Six (406) and Four Hundred Seven (407) as shown on the Original Plat of the Town, now City, of South Bend, St. Joseph County, Indiana, and a parcel of land 11.50 feet, North and South, taken off of and from the entire length of the North side of Lot Numbered Four Hundred Eight (408) as shown on the Original Plat of the Town, now City, of South Bend, St. Joseph County, Indiana.

and

A lot or parcel of land 54.50 feet in width, North and South, taken off of and from the entire length of the South side of Lot Numbered Four Hundred Eight (408) as shown on the Original Plat of the Town, now City, of South Bend.

Commonly known as 325 and 333 S. Lafayette Blvd., South Bend, Indiana  
[Parcel Key Numbers 018-3009-0308 and 018-3009-0311]