



South Bend

# Redevelopment Commission

227 West Jefferson Boulevard, Room 1308, South Bend, Indiana

## Agenda

Regular Meeting, May 26, 2022 – 9:30 a.m.

<https://tinyurl.com/RDC52622> or Council Chambers 4th Floor

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### 1. Roll Call

### 2. Approval of Minutes

- A. Minutes of the Regular Meeting of Thursday, May 12, 2022

### 3. Approval of Claims

- A. Claims Allowance Request 05.10.22
- B. Claims Allowance Request 05.17.22
- C. Claims Allowance Request 5.24.22

### 4. Old Business

### 5. New Business

#### A. River West Development Area

- 1. Resolution No. 3552 Accepting Property from BPW (117 and 119 Lafayette)
- 2. Estoppel Certificate (Merchants LaSalle Apartments-Parking Lease)
- 3. Assignment and Assumption of Agreements (COSB/LaSalle)
- 4. Acknowledgement of Substantial Completion (COSB/LaSalle)
- 5. Memorandum of Assignment of First Right of Refusal (COSB/LaSalle)
- 6. First Amendment to Real Estate Purchase Agreement (RealAmerica)

#### B. River East Development Area

- 1. Resolution No. 3549 (River East TIF Area Confirming and Hearing)

### 6. Progress Reports

- A. Tax Abatement
- B. Common Council
- C. Other

### 7. Next Commission Meeting:

Thursday, June 9, 2022, 9:30 am



South Bend  
**Redevelopment Commission**  
 227 West Jefferson Boulevard, Room 1308, South Bend, IN

**SOUTH BEND REDEVELOPMENT COMMISSION  
 RE-SCHEDULED REGULAR MEETING**

May 12, 2022 – 9:30 am

<https://tinyurl.com/RDC51222> or BPW Conference Room 13<sup>th</sup> Floor

Presiding: Marcia Jones, President

The meeting was called to order at 9:30 a.m.

**1. ROLL CALL**

Members Present:	Marcia Jones, President - IP Don Inks, Vice-President – V Troy Warner, Secretary – IP Vivian Sallie, Commissioner – IP Leslie Wesley, Commissioner - V	In Person = IP Virtual = V
Members Absent:	Eli Wax, Commissioner	
Legal Counsel:	Sandra Kennedy, Esq.- IP Danielle Campbell-Weiss, Esq. - V	
Redevelopment Staff:	Mary Brazinsky, Board Secretary - V	
Others Present:	Caleb Bauer Andrew Netter Chris Dressel Amanda Pietsch Kara Boyles Elizabeth Maradik Charlotte Brach Laura Althoff Daniel Parker	DCI – IP DCI - IP DCI – V Admin & Finance – V Engineering – V DCI – IP Engineering – V DCI – V Admin & Finance - V

## 2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, April 28, 2022**

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, April 28, 2022.

## 3. Approval of Claims

No Claims submitted

## 4. Old Business

## 5. New Business

### A. River West and South Side Development Areas

#### 1. Budget Request (Additional Roadways)

Ms. Boyles Presented a Budget Request (Additional Roadways) for River West and South Side TIF Development Areas. This is for the 2022 paving season. In 2022 we plan on paving 40 lane miles. For the budget we had \$10.8M to perform this work. On a typical year this would have been sufficient. We need an additional \$2M due to escalating asphalt pricing. In addition, during this past winter season, several high traffic volume streets have rapidly deteriorated and need to be addressed immediately due to complaints in those areas. The Department of Public Works requests funding from the SSSA and RWDA to improve the following streets: Miami Street from Calvert Street to Ireland Road and Ireland Road and Ironwood Dr Intersection. River West we will be working Sample Street from Olive Street to Illinois Street, Ameritech Drive & Cleveland Road Intersection and Sheridan Street from Lincoln Way West to Keller Street parking lane. We are requesting \$2,000,000 on the South Side and \$1,550,000 in the River West Development Area. The total need we will be going to Council to address some of the streets. Commission approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Budget Request (Additional Roadways) submitted on Thursday, May 12, 2022.

### B. Other

#### 1. Resolution No. 3551 (Determining Tax Increment to be Collected 2023)

Mr. Bauer Presented Resolution No. 3551 (Determining Tax Increment to be Collected 2023). This is the annual required annual notice stating that we intend to collect taxes in 2023 from each district. Letters will be sent out to each area upon commission approval. Commission Approval is requested.

## South Bend Redevelopment Commission Regular Meeting – May 12, 2022

Upon a motion by Commissioner Sallie, seconded by Secretary Warner, the motion carried unanimously, the Commission approved Resolution No. 3551 (Determining Tax Increment to be Collected 2023) submitted on Thursday, May 12, 2022.

### **2. Mortgage Release (Webb)**

Ms. Maradik Presented Mortgage Release (Webb). This is related to a mortgage that Redevelopment currently holds. The homeowner recently has paid the mortgage off. Staff is requesting that the commission approval the release of this mortgage. Commission Approval is requested.

Upon a motion by Secretary Warner, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Mortgage Release (Webb) submitted on Thursday, May 12, 2022.

### **3. Landlord Estoppel Certificate**

Ms. Kennedy Presented Landlord Estoppel Certificate. We were approached by the University of Notre Dame regarding the ground lease at Seitz Park. As you know, the Redevelopment Commission owns the property underneath even though the lease is with the Board of Parks Commissioners. As allowed by the lease, Notre Dame assigned its rights to a subsidiary company to manage the hydro facility at the park. This is a comfort letter to their lender. This is to acknowledge that Redevelopment Commission is the owner of the property. Commission Approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Sallie, the motion carried unanimously, the Commission approved Landlord Estoppel Certificate submitted on Thursday, May 12, 2022.

### **4. Draft River East Expansion (Informational Only)**

Mr. Dressel Presented information on the draft River East Expansion. We will be coming to the commission on May 26, 2022, with the confirming resolution amending the River East TIF area. Baker Tilly is providing the information so you and the public can review the information in the next 2 weeks.

Secretary Warner asked the dates/times of the public meeting.

Mr. Dressel noted that May 17 and May 19 public meetings will take place 5:30 pm at Innovation Park.

South Bend Redevelopment Commission Regular Meeting – May 12, 2022

**6. Progress Reports**

- A. Tax Abatement
- B. Common Council
- C. Other

**7. Next Commission Meeting:**

Thursday, May 26, 2022

**8. Adjournment**

Thursday, May 12, 2022, 9:57 a.m.

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Troy Warner, Secretary

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Marcia Jones, President



**City of South Bend**  
**Department of Administration & Finance**  
**Claims Allowance Request**

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, May 10, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0036227	\$112,223.27
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$112,223.27</u>

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 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 112,223.27

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

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Name:

-----  
Name:

-----  
Name:

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Name:

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Name:

**Expenditure approval**RDC Payments-5/10/22 Pymt Run  
GBLN-0036227**Payment method:** CHK-Total  
**Voucher:** RDCP-00006415  
**Payment date:** 5/10/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000982	LAWSON-FISHER ASSOCIATES	202018202220345	Olive Street Reconstruction Phase 2	4/30/2022	\$224.36	324-10-102-121-431002-- PROJ00000059	PO-0006602

**Payment method:** CHK-Total  
**Voucher:** RDCP-00006416  
**Payment date:** 5/10/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001422	ROBERT HENRY CORP	4	ROW and Site Work	3/30/2022	\$97,821.88	324-10-102-121-444000-- PROJ00000249	PO-0010837

**Payment method:** ACH-Total  
**Voucher:** RDCP-00006417  
**Payment date:** 5/10/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00001722	UNITED CONSULTING	1640662	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	3/11/2022	\$1,665.81	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640663	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	5/6/2022	\$521.61	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640747	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	3/11/2022	\$7,425.00	324-10-102-121-443001-- PROJ00000018	PO-0000011
V-00001722	UNITED CONSULTING	1640748	CHRIS - 16J008 ENGINEERING SERVICE PH II FOR	4/8/2022	\$4,564.61	324-10-102-121-443001-- PROJ00000018	PO-0000011





**City of South Bend  
Department of Administration & Finance  
Claims Allowance Request**

To: South Bend Redevelopment Commission  
From: Daniel Parker, City Controller  
Date: Tuesday, May 17, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0036947	\$1,307.50
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$1,307.50</u>

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Daniel Parker, City Controller

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The attached claims described above were allowed in the following total amount at a public meeting on the date stated below: \$ 1,307.50

By: \_\_\_\_\_  
South Bend Redevelopment Commission  
Name:

Date:

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Name:

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Name:

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Name:

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Name:

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Name:

**Expenditure approval**

RDC Payments-5/17/22 Pymt Run

GBLN-0036947

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**Payment method:** CHK-Total  
**Voucher:** RDCP-00006615  
**Payment date:** 5/17/2022

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<b>Vendor #</b>	<b>Name</b>	<b>Invoice #</b>	<b>Line description</b>	<b>Due date</b>	<b>Invoice amount</b>	<b>Financial dimensions</b>	<b>Purchase order</b>
V-00000472	DLZ INDIANA LLC	704146	Douglas Road Lift Station	5/26/2022	\$1,307.50	435-10-102-121-431002-- PROJ00000021	PO-0006596

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**City of South Bend**  
**Department of Administration & Finance**  
**Claims Allowance Request**

To: South Bend Redevelopment Commission  
 From: Daniel Parker, City Controller  
 Date: Tuesday, May 24, 2022

Pursuant to Indiana Code 36-4-8-7, I have audited and certified the attached claims and submit them for allowance in the following amounts:

GBLN-0037358	\$607,916.74
GBLN-0000000	\$0.00
GBLN-0000000	\$0.00
Total:	<u>\$607,916.74</u>

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 Daniel Parker, City Controller

The attached claims described above were allowed in the following total amount at a public meeting on the date stated below:

\$ 607,916.74

By: \_\_\_\_\_  
 South Bend Redevelopment Commission  
 Name:

Date:

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Name:

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Name:

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Name:

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Name:

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Name:

**Expenditure approval**

RDC Payments-5/24/22 Pymt Run

GBLN-0037358

**Payment method:** ACH-Total  
**Voucher:** RDCP-00006815  
**Payment date:** 5/24/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000019	ABONMARCHE CONSULTANTS OF IN	140265	Design Services	5/29/2022	\$3,000.00	429-10-102-121-431002-- PROJ00000167	PO-0005886

**Payment method:** CHK-Total  
**Voucher:** RDCP-00006816  
**Payment date:** 5/24/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000283	C&S MASONRY RESTORATION	APP #2	Ward Bakery Exterior Improvements	5/24/2022	\$95,000.00	324-10-102-121-443001-- PROJ00000293	PO-0014206

**Payment method:** CHK-Total  
**Voucher:** RDCP-00006817  
**Payment date:** 5/24/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
V-00000618	FORUM ARCHITECTS LLC	2211001	Miami Hills TIF PSA	5/30/2022	\$7,875.00	430-10-102-121-443001-- PROJ00000327	PO-0015610

**Payment method:** CHK-Total  
**Voucher:** RDCP-00006818  
**Payment date:** 5/24/2022

Vendor #	Name	Invoice #	Line description	Due date	Invoice amount	Financial dimensions	Purchase order
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V-00001411

RIETH RILEY  
CONSTRUCTIO  
N

App #4

120-009 Dubail Avenue Streetscape

5/27/2022

\$502,041.74

430-10-102-121-442001--  
PROJ00000083

PO-0011413

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# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: 5/20/22  
FROM: Joseph Molnar  
SUBJECT: Transfer of BPW Property

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

APPROVED       Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Which TIF? (circle one) River West, River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: To accept property located at 117 & 119 Lafayette Street from BPW to RDC for the purpose of putting the property through the disposition process.

Specifics: The lot is on Lafayette Street just south of the Lafayette Building and currently serves as City of South Bend employee parking. With the possibility that the lot with no longer be needed for employee parking, it would be beneficial to any possible sale of the Lafayette Building to have this lot owned by RDC as well.

INTERNAL USE ONLY: Project Code: \_\_\_\_\_;

Total Amount new/change (inc/dec) in budget: \_\_\_\_\_; Break down:

Costs: Engineering Amt: \_\_\_\_\_; Other Prof Serv Amt \_\_\_\_\_;

Acquisition of Land/Bldg (circle one) Amt: \_\_\_\_\_; Street Const Amt \_\_\_\_\_;

Building Imp Amt \_\_\_\_\_; Sewers Amt \_\_\_\_\_; Other (specify) Amt: \_\_\_\_\_

\_\_\_\_\_ . Going to BPW for Contracting? Y/N

Is this item ready to encumber now? \_\_\_\_ Existing PO# \_\_\_\_\_ Inc/Dec \$ \_\_\_\_\_

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT



**RESOLUTION NO. 3552**

**A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
ACCEPTING THE TRANSFER OF REAL PROPERTY FROM  
THE SOUTH BEND BOARD OF PUBLIC WORKS**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”) is the governing body of the City of South Bend, Indiana (the “City”), Department of Redevelopment and exists and operates pursuant to Indiana Code Section 36-7-14 (the “Act”); and

WHEREAS, the South Bend Board of Public Works (the “Board”) exists and operates pursuant to Indiana Code Section 36-4-9-5, holds real property owned by the City pursuant to Indiana Code Section 36-9-6-3, and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the Board owns one parcel of real property in the River West Development Area of the City along Lafayette Street, which is more particularly described on Exhibit A (together, the "Property"); and

WHEREAS, pursuant to declaratory resolutions previously adopted and amended from time to time, the Commission has declared a certain area of the City known as the “West Washington Chapin Development Area” as a redevelopment area and an allocation area under the Act and approved an economic development plan for the Area; and

WHEREAS, the Commission desires to obtain title to the Property to encourage the redevelopment of the property and for any other purpose authorized by the Act; and

WHEREAS, the Board approved the conveyance of the Property pursuant to its Resolution 25-2022 at its regular meeting held on May 24, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND REDEVELOPMENT COMMISSION AS FOLLOWS:

1. The Commission hereby accepts the conveyance of the Property from the Board pursuant to I.C. 36-1-11-8 in the form of a quit claim deed substantially similar to the document attached hereto as Exhibit B, conveying all of the Board’s right, title, and interest in the Property to the Commission.

2. The Commission authorizes Andrew Netter or Joseph Molnar of the City’s Department of Community Investment to act on behalf of the Commission in presenting the deed for recordation in the Office of the Recorder of St. Joseph County, Indiana and executing any other document necessary to affect the Commission’s acceptance of the Property.

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

ADOPTED at a meeting of the South Bend Redevelopment Commission held on May 26, 2022.

SOUTH BEND REDEVELOPMENT  
COMMISSION

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Marcia I. Jones, President

ATTEST:

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Troy Warner, Secretary

**EXHIBIT A**  
**Legal Description**

**Parcel No.** 71-08-12-151-004.000-026

**Tax ID:** 018-3009-0289

**Legal Description:** 42 1/2' N SIDE LOT 394 OP SOUTH BEND

**Commonly Known As:** 117 & 119 LAFAYETTE STREET

**EXHIBIT B**

**Form of Quit Claim Deed**

**RESOLUTION NO. 25-2022**

**A RESOLUTION OF THE CITY OF SOUTH BEND, INDIANA, BOARD OF PUBLIC WORKS AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE CITY OF SOUTH BEND REDEVELOPMENT COMMISSION**

WHEREAS, the City of South Bend, Indiana, Board of Public Works (the "Board") exists pursuant to Indiana Code Section 36-4-9-5, holds real property owned by the City of South Bend, Indiana (the "City") pursuant to Indiana Code Section 36-9-6-3, and is authorized to transfer such property to another governmental entity pursuant to Indiana Code Section 36-1-11-8; and

WHEREAS, the South Bend Redevelopment Commission, the governing body of the City of South Bend, Indiana, Department of Redevelopment (the "Commission"), exists and operates pursuant to Indiana Code Section 36-7-14 (the "Act"); and

WHEREAS, the Board owns one (1) parcel of real property in the City, on Lafayette Street, more particularly described on Exhibit A (the "Property"); and

WHEREAS, the Board desires to convey the Property to the Commission pursuant to Ind. Code 36-1-11-8 for the purpose of making the Property available for re-use and redevelopment in accordance with the Commission's purposes and powers under the Act; and

WHEREAS, it is anticipated that the Commission will adopt a resolution accepting the Board's conveyance of the Property to the Commission and appointing a representative to accept and record the deed received from the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SOUTH BEND, INDIANA, BOARD OF PUBLIC WORKS AS FOLLOWS:

1. The Board hereby approves the conveyance of the Property to the Commission in accordance with Indiana Code Section 36-1-11-8.
2. The President and Clerk of the Board are authorized and instructed to execute and attest, respectively, a quit claim deed in substantially the form attached hereto as Exhibit B, conveying all of the Board's right, title, and interest in the Property to the Commission.
3. The Board authorizes Joseph Molnar or Andrew Netter of the City's Department of Community Investment to present for recordation in the Office of the Recorder of St. Joseph County, Indiana, the deed conveying the Property to the Commission, as well as to execute any other document necessary to affect the Board's conveyance to the Commission.
4. This Resolution will be in full force and effect upon its adoption by the Board.

ADOPTED at a meeting of the City of South Bend, Indiana, Board of Public Works held on May 24, 2022, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

CITY OF SOUTH BEND, INDIANA  
BOARD OF PUBLIC WORKS



Elizabeth A. Maradik, President



Joseph R. Molnar, Vice President



Gary A. Gilot, Member



Jordan V. Gathers, Member



Murray L. Miller, Member



Attest: Theresa M. Heffner, Clerk

Date: May 24, 2022

**EXHIBIT A**  
**Legal Description**

**Parcel No.** 71-08-12-151-004.000-026

**Tax ID:** 018-3009-0289

**Legal Description:** 42 1/2' N SIDE LOT 394 OP SOUTH BEND

**Commonly Known As:** 117 & 119 LAFAYETTE STREET

**EXHIBIT B**


**Form of Quit Claim Deed**



Dated this 24<sup>th</sup> day of May 2022.

GRANTOR:

Civil City of South Bend, Indiana,  
acting by and through its  
Board of Public Works

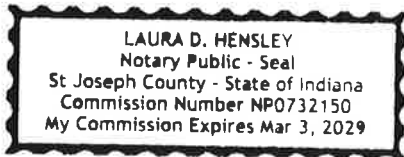
By:   
Elizabeth Maradik, President

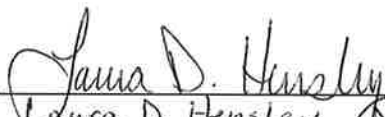
ATTEST:   
Theresa Heffner, Clerk

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

Before me, the undersigned, a Notary Public for and in said County and State this 24<sup>th</sup> day of May, 2022, personally appeared Elizabeth Maradik and Theresa Heffner, known to me to be, respectively, as the President and Clerk of the City of South Bend, Indiana, Board of Public Works, the Grantor named herein, and acknowledged the execution of the foregoing Quit Claim Deed, being authorized by Resolution 25-2022 -2022 of the City of South Bend, Indiana, Board of Public Works so to do.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



  
Laura D. Hensley, Notary Public  
Resident of St. Joseph County, Indiana  
Commission expires: March 3, 2029

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. Danielle Campbell Weis

Prepared by Danielle Campbell Weis, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

HOLD FOR:  
City of South Bend  
227 W Jefferson Blvd., Ste 1400S  
South Bend, IN 46601

AUDITOR'S RECORD:  
TRANSFER NO. \_\_\_\_\_  
TAXING UNIT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PARCEL NO. 018-3009-0289

**QUIT CLAIM DEED**

THIS INDENTURE WITNESSETH THAT the Civil City of South Bend, Indiana, acting by and through its Board of Public Works (the "Grantor") CONVEYS AND QUIT CLAIMS TO the Department of Redevelopment of the City of South Bend, for the use and benefit of its Department of Redevelopment, by and through its governing body, the South Bend Redevelopment Commission (the "Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate located in St. Joseph County, Indiana:

**Parcel No.** 71-08-12-151-004.000-026

**Tax ID:** 018-3009-0289

**Legal Description:** 42 1/2' N SIDE LOT 394 OP SOUTH BEND

**Commonly Known As:** 117 & 119 LAFAYETTE STREET

Grantor hereby conveys the Property subject to all covenants, restrictions, easements, and other matters of record.

The undersigned persons executing this Quit Claim Deed on behalf of the Grantor represent and certify that each has been fully empowered and authorized to execute this Quit Claim Deed and that all action necessary to complete this conveyance on Grantor's behalf has been duly taken.

[Signature page follows.]

**BOARD OF PUBLIC WORKS  
AGENDA ITEM REVIEW REQUEST FORM**

Date	05/17/2022		
Name	Joseph Molnar	Department	<b>DCI</b>
BPW Date	05/24/2022	Phone Extension	6022

**Review and Approval Required Prior to Submittal to Board**

Diversity Compliance and Inclusion Officer	<input type="checkbox"/>	Officer Name	_____
BPW Attorney	<input type="checkbox"/>	Attorney Name	Clara McDaniels
Dept. Attorney	<input checked="" type="checkbox"/>	Attorney Name	Sandra Kennedy
Purchasing	<input type="checkbox"/>		_____

**Check the Appropriate Item Type – Required for All Submissions**

<input type="checkbox"/> Professional Services Agreement	<input type="checkbox"/> Contract	<input type="checkbox"/> Proposal
<input type="checkbox"/> Open Market Contract	<input type="checkbox"/> Amendment/Addendum	<input type="checkbox"/> Special Purchase, QPA
<input type="checkbox"/> Bid Opening	<input type="checkbox"/> Bid Award	<input type="checkbox"/> Req. to Advertise <input type="checkbox"/> Title Sheet
<input type="checkbox"/> Quote Opening	<input type="checkbox"/> Quote Award	<input type="checkbox"/> Reject Bids/Quotes
<input type="checkbox"/> Proposal Opening	<input type="checkbox"/> C/O & PCA No. _____	<input type="checkbox"/> PCA
<input type="checkbox"/> Chg. Order, No. _____	<input type="checkbox"/> Traffic Control	<input checked="" type="checkbox"/> Resolution
<input type="checkbox"/> Other:		<input type="checkbox"/> Ease./Encroach

**Required Information**

Company or Vendor Name	Redevelopment Commission of South Bend		
New Vendor	<input type="checkbox"/> Yes <input type="checkbox"/> If Yes, Approved by Purchasing		
	<input checked="" type="checkbox"/> No		
MBE/WBE Contractor	<input type="checkbox"/> MBE <input type="checkbox"/> WBE	Completed E-Verify Form Attached	<input type="checkbox"/> Yes <input type="checkbox"/> No
Project Name	Transfer of One Parking Lot to Redevelopment Commission		
Project Number	_____		
Funding Source	_____		
Account No.	_____		
Amount	_____		
Terms of Contract	_____		
Purpose/Description	Request to transfer one parking lot to the Redevelopment Commission. The lot is on Lafayette St. just south of the Lafayette Building. It is the intention to put the property through the RDC disposition process.		

**For Change Orders Only**

Amount of	<input type="checkbox"/>	Increase	\$ _____	
	<input type="checkbox"/>	Decrease	(\$ _____)	
Previous Amount			\$ _____	
		Increase	_____ %	
Current Percent of Change:		Decrease	( _____ %)	
New Amount			\$ _____	
		Increase	_____ %	
Total Percent of Change:		Decrease	( _____ %)	
Time Extension Amount:			_____	
New Completion Date:			_____	

**ESTOPPEL CERTIFICATE**

RE: Terms, conditions and stipulations contained in an unrecorded Parking Lease made by and between the South Bend Redevelopment Commission, governing body of the Department of Redevelopment of the City of South Bend, Indiana (“**Lessor**”) and The LaSalle Apartments, LLC, an Indiana limited liability company (“**Lessee**”), dated April 21, 2015; as amended by a First Amendment to Parking Lease made between Lessor and Lessee, dated April 13, 2018, and as evidenced by Memorandum of Parking Lease, dated April 21, 2015, recorded, May 1, 2015 as Instrument Number 1510364 of the St. Joseph County, Indiana Recorder's Office (collectively, the “**Lease Agreement**”).

LaSalle Partners RA, LLC, an Indiana limited liability company (“**Purchaser**”), has entered into a certain Purchase and Sale Agreement with Lessee for that certain multifamily apartment complex commonly known as The LaSalle Apartments located at 237 North Michigan Street, South Bend, Indiana 26601 and legally described in **Exhibit “A”** attached hereto and made a part hereof (the “**Property**”).

The Purchaser and Citibank, N.A., as Trustee for the Registered Holders of Barclays Commercial Mortgage Securities LLC, Multifamily Mortgage Pass-Through Certificates, Series 2018-K1506, Merchants Capital Corp., an Indiana corporation and Federal Home Loan Mortgage Corporation, their successors and assigns (the “**Purchaser’s Lender**”) have examined title to the Property and established that the Lease Agreement affects the Property.

Purchaser and Purchaser’s Lender have requested that the Lessor execute and deliver this estoppel certificate (“**Estoppel Certificate**”) and understand that the Purchaser is relying on the following statements in purchasing the Property from the Lessee and that the Purchaser’s Lender is relying on the statements herein in connection with providing financing to the Purchaser.

Lessor hereby certifies that:

1. The Property is subject to and governed by the terms of the Lease Agreement and that other than the recorded amendments and supplements of public record, the Lease Agreement has not been amended or terminated and remains in full force and effect;
2. To Lessor’s knowledge, no uncured default, event of default, or breach by Lessee exists under the Lease Agreement and no facts or circumstances exist that, with the passage of time or the giving of notice, or both, will or could constitute default, an event of default, or breach by the Lessee under the Lease Agreement. Furthermore, Lessee has not received any written notice of default from Lessor under the Lease Agreement.
3. As of the date hereof, no rent or additional rent is due from Lessee under the Lease.
4. All costs and expenses, if any, for the maintenance and repair of the Premises and any improvements have been paid in full to date.

**[NO FURTHER TEXT ON THIS PAGE.]**

This Estoppel Certificate has been executed this 26th day of May 2022.

**LESSOR:**

SOUTH BEND REDEVELOPMENT COMMISSION,  
governing body of the Department of Redevelopment of the  
City of South Bend, Indiana

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

Attest: \_\_\_\_\_  
Troy Warner, Secretary

## EXHIBIT "A"

### **Parcel 1** (Fee)

A part of the West Half of the Northwest Quarter of Section 12, T 37 N, R 2 E. Also known as Lot #1 in the recorded plan of the Original Plat of the Town, now City of South Bend Portage Township, City of South Bend, St. Joseph County, Indiana.

### **Parcel 2:** (Leasehold)

A part of the West Half of the Northwest Quarter of Section 12, Township 37 North, Range 2 East, also known as Lots #2, #3 and #10 in the recorded plan of the Original Plat of the Town (now City) of South Bend Portage Township, City of South Bend, St. Joseph County, Indiana.

ASSIGNMENT AND ASSUMPTION OF AGREEMENTS  
(LaSalle Apartments – Parking)

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “Assignment”), dated as of May 26, 2022 (“Effective Date”), is made by and among **The LaSalle Apartments, LLC**, an Indiana limited liability company (“Assignor”), **LaSalle Partners RA, LLC**, an Indiana limited liability company (“Assignee”) and the South Bend Redevelopment Commission, governing body of the Department of Redevelopment of the City of South Bend, Indiana (“Commission”).

W I T N E S S E T H:

WHEREAS, RealAmerica Development, LLC (“RealAmerica”) and each of the project owners that are signatories thereto, including Assignor, and Assignee, as a permitted assignee of TMO Acquisitions LLC, a New Jersey limited liability company, are parties to that certain Purchase and Sale Agreement dated as of October 6, 2021, as amended (the “Purchase Agreement”) pursuant to which Assignor has agreed to sell, and Assignee has agreed to purchase, among other properties, the property known as LaSalle Apartments located in South Bend, Indiana; and

WHEREAS, pursuant to the Purchase Agreement, Assignor has agreed to assign to Assignee that certain (i) Parking Lease dated April 21, 2015 by and between Assignor and the Commission, as amended by that certain First Amendment dated as of April 13, 2018 (“Parking Lease”), a copy of which is attached hereto as Exhibit A, and (ii) Option and Right of First Refusal Agreement dated April 21, 2015 by and between Assignor and the Commission (“ROFR”), a copy of which is attached hereto as Exhibit B, and Assignee has agreed to assume the Parking Lease and the ROFR pursuant to the terms hereof.

NOW, THEREFORE, in consideration of the foregoing premises and mutual covenants and agreements contained herein and, in the Purchase Agreement, and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, Assignee and Assignor hereby agree as follows:

1. Recitals; Capitalized Terms. The recitals to this Assignment are fully incorporated by this reference as if set forth herein. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to such terms in the Purchase Agreement.

2. Assignment and Assumption.

(a) Effective as of the Effective Date, Assignor hereby transfers, assigns, conveys and delegates to Assignee all of Assignor’s right, title, and interest in, to and under the Parking Lease and the ROFR, respectively.

(b) Effective as of the Effective Date, Assignee hereby accepts such assignment and assumes from Assignor all liabilities and obligations under the Parking Lease and ROFR arising on the Effective Date and thereafter, and agrees to pay, perform, and discharge, when due, all of such liabilities and obligations thereunder.

3. Representations and Warranties.

(a) Each party hereto hereby represents and warrants to the other that it has been duly authorized to execute and deliver this Assignment and that this Assignment constitutes the legal, valid and binding obligation of such party and is enforceable against such party in accordance with its terms.

(b) Assignor hereby represents and warrants that as of the Effective Date: (i) no amount, fee or charge is due or outstanding under the Parking Lease and/or the ROFR, (ii) it is in compliance in all material respects with the terms of the Parking Lease and/or the ROFR, (iii) to the best of its knowledge, no default exists and no event has taken place which, with notice, the passage of time or both, would result in a default under the Parking Lease and/or the ROFR; and (iv) neither the Parking Lease nor the ROFR has been modified, amended or supplemented, except as attached hereto.

4. Modifications to the Parking Lease and ROFR.

(a) As of the Effective Date, Section 13 of the Parking Lease is modified to revise the notice address of the “Lessee” as follows:

Lessee: Via Overnight Mail:  
LaSalle Partners RA, LLC  
2 Cooper Street, 14th Floor  
Camden, NJ 08102  
Attn.: Kunal Chothani

Via Registered or Certified Mail:  
LaSalle Partners RA, LLC  
PO Box 90708  
Camden, NJ 08101  
Attn.: Kunal Chothani

With a copy to:  
Levine, Staller, Sklar, Chan & Brown, P.A.  
3030 Atlantic Avenue  
Atlantic City, New Jersey 08401  
Attention: Michael D. Sklar, Esq.

(b) As of the Effective Date, Section 8 of the ROFR is modified to revise the notice address of the “Developer” as follows:

Developer: Via Overnight Mail:  
LaSalle Partners RA, LLC  
2 Cooper Street, 14th Floor  
Camden, NJ 08102  
Attn.: Kunal Chothani



Via Registered or Certified Mail:  
LaSalle Partners RA, LLC  
PO Box 90708  
Camden, NJ 08101  
Attn.: Kunal Chothani

With a copy to:  
Levine, Staller, Sklar, Chan & Brown, P.A.  
3030 Atlantic Avenue  
Atlantic City, New Jersey 08401  
Attention: Michael D. Sklar, Esq.

(c) As of the Effective Date, all references (i) in the Parking Lease to “Lessee” shall mean Assignee, and (ii) in the ROFR to “Developer” shall mean Assignee.

5. Consent. The Commission hereby consents to the assignment of the Parking Lease and the ROFR by Assignor to Assignee as of the Effective Date and agrees to recognize the Assignee as of the Effective Date as the "Lessee" under the Parking Lease, and as “Developer” under the ROFR.

6. Indemnification.

(a) Assignor shall indemnify, hold harmless and defend Assignee from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Assignee by reason of the assertion by the Commission under the Parking Lease and/or the ROFR that Assignor has failed to perform, observe and comply with its obligations under either agreement during the period before the Effective Date.

(b) Assignee shall indemnify, hold harmless and defend Assignor from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Assignor by reason of the failure of Assignee to perform, observe and comply with its obligations under the Parking Lease and/or ROFR arising or accruing during the period from and after the Effective Date.

7. Governing Law. The internal laws of the State of Indiana applicable to contracts made and wholly performed therein shall govern the validity, construction, performance and effect of this Assignment.

8. Successors and Assigns. This Assignment shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors in interest and assigns.

9. Headings. The subject headings or captions of the paragraphs in this Assignment are inserted for convenience of reference only and shall not affect the meaning, construction or

interpretation of any provisions contained herein. All terms herein are equally applicable to both the singular and plural forms of such terms.

10. Counterparts. This Assignment may be signed by facsimile or other electronic transmission and/or in one or multiple counterparts, with each counterpart having the same force and effect as if this single instrument were executed by each of the parties hereto and delivered to the other party.

11. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Assignment.

12. Severability. If any provision of this Assignment shall be held invalid, illegal, or unenforceable, the validity, legality or enforceability of the other provisions of this Assignment shall not be affected thereby, and there shall be deemed substituted for the provision at issue a valid, legal and enforceable provision as similar as possible to the provision at issue.

13. Further Assurances. The parties hereto agree to execute such further documents and agreements as may be necessary or appropriate to effectuate the purpose of this Assignment.

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties hereto have caused this Assignment and Assumption Agreement to be executed as of the date first above written.

**ASSIGNOR:**

THE LASALLE APARTMENTS, LLC, an Indiana limited liability company

By: Executive Investments, LLC, its Managing Member

By: \_\_\_\_\_  
Ronda Shrewsbury, President

**ASSIGNEE:**

LASALLE PARTNERS RA, LLC, an Indiana limited liability company

By: TMO IN Special Member LLC,  
its Managing Member

By: TMO IN JV-Michaels LLC,  
its Managing Member

By: \_\_\_\_\_  
Kunal Chothani, Vice President

**AGREED, ACKNOWLEDGED AND CONSENTED TO:**

By its signature below, the Department of Redevelopment of the City of South Bend, Indiana (“Commission”) hereby contents to the assignments, assumptions, and terms contained in this Assignment and Assumption Agreement as of the date first above written.

**COMMISSION:**

SOUTH BEND REDEVELOPMENT COMMISSION,  
governing body of the Department of Redevelopment of the  
City of South Bend, Indiana

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

Attest: \_\_\_\_\_  
Troy Warner, Secretary

EXHIBIT A  
Parking Lease and First Amendment

EXHIBIT B  
Option and Right of First Refusal Agreement

Cross-reference: Instrument No. 1510362

**ACKNOWLEDGEMENT OF SUBSTANTIAL COMPLETION**

THIS ACKNOWLEDGEMENT OF SUBSTANTIAL COMPLETION (this “Acknowledgement”) is made as of the 26th day of May 2022, by SOUTH BEND REDEVELOPMENT COMMISSION, governing body of the Department of Redevelopment of the City of South Bend, Indiana (“Commission”).

**WITNESSETH:**

WHEREAS, Commission previously conveyed certain real property situated in St. Joseph County, Indiana, to The LaSalle Apartments, LLC, an Indiana limited liability company (“Developer”), pursuant to that certain Quit Claim Deed recorded on May 1, 2015, as Instrument Number 1510362 in the Office of the Recorder of St. Joseph County, Indiana (the “Deed”);

WHEREAS, the Deed contained a right of reversion in favor of Commission in the event Developer failed to timely satisfy certain obligations set forth or referenced therein; and

WHEREAS, Developer timely satisfied all obligations set forth or referenced in the Deed and Commission desires to acknowledge such satisfaction and confirm the extinguishment of any and all reversionary rights of Commission set forth in such Deed.

NOW THEREFORE, Commission hereby acknowledges that Developer timely satisfied the obligations set forth and/or referenced in the Deed and Commission hereby further acknowledges that any and all reversionary rights of Commission set forth in the Deed have expired or have heretofore been extinguished or terminated.

[Signature Page Follows.]

IN WITNESS WHEREOF, Commission has executed this Acknowledgement as of the day and year first above written.

**COMMISSION:**

SOUTH BEND REDEVELOPMENT COMMISSION,  
governing body of the Department of Redevelopment  
of the City of South Bend, Indiana

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

Attest: \_\_\_\_\_  
Troy Warner, Secretary

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

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Marcia I. Jones, as the President and Troy Warner as the Secretary of SOUTH BEND REDEVELOPMENT COMMISSION, governing body of the Department of Redevelopment of the City of South Bend, Indiana, who executed the foregoing Acknowledgement of Substantial Completion of for and on behalf of said commission.

WITNESS, my hand and Notarial Seal this 26<sup>th</sup> day of May 2022.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_

Notary Public

My County of Residence:

\_\_\_\_\_

\_\_\_\_\_

Printed

This instrument was prepared by: Kenneth B. Chigges, Esq., Kuhl & Grant LLP, 429 N. Pennsylvania Street, Suite 210, Indianapolis, IN 46204.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - - Kenneth B. Chigges, Esq.



Cross-reference: Instrument Nos. 1510363

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**MEMORANDUM OF ASSIGNMENT OF OPTION AND RIGHT OF FIRST REFUSAL**

THIS MEMORANDUM OF ASSIGNMENT OF OPTION AND RIGHT OF FIRST REFUSAL (this “Memorandum”) is dated as of the \_\_\_\_ day of \_\_\_\_\_, 2022, by and among THE LASALLE APARTMENTS, LLC, an Indiana limited liability company (“Assignor”), LASALLE PARTNERS RA, an Indiana limited liability company (“Assignee”), and SOUTH BEND REDEVELOPMENT COMMISSION, governing body of the Department of Redevelopment of the City of South Bend, Indiana (“Commission”)

**WITNESSETH:**

WHEREAS, Commission and Assignor entered into that certain Option and Right of First Refusal Agreement, dated as of April 21, 2015 (the “Option/ROFR Agreement”), pursuant which Commission granted to Assignor, and Assignor acquired from Commission, an option and right of first refusal with respect to certain real property owned by Commission in the City of South Bend, Indiana as more particularly described in the Option/ROFR Agreement (the “Option/ROFR Area”) in connection with Assignor’s ownership and operation of that certain adjacent or nearby mixed-use residential and commercial development commonly known as “The LaSalle Apartments” (the “Project”), a memorandum of such Option/ROFR Agreement being recorded on May 1, 2015 as Instrument Number 1510363 in the Office of the Recorder of St. Joseph County, Indiana;

WHEREAS, Assignor has sold the Project to Assignee and Assignor, Assignee and Commission have executed a certain Assignment and Assumption of Agreements dated as of \_\_\_\_\_, 2022 (the “Assignment Agreement”) whereby Assignor assigned to Assignee and Assignee assumed from Assignor, all of Assignor’s right, title and interest in and to the Option/ROFR Agreement with the Commission’s acknowledgement and consent; and

NOW THEREFORE, the parties hereto desire to enter into and record this Memorandum with respect to the Assignment Agreement:

Section 1.        Assignment of Option/ROFR Agreement. Pursuant to the Assignment Agreement and effective as of \_\_\_\_\_, 2022, Assignor assigned all of its right, title, and interest in and to the Option/ROFR Agreement to Assignee, and Assignee assumed all of Assignor's right, title, and interest in and to the Option/ROFR Agreement, and all of the covenants, conditions, and agreements of Assignor under the Option/ROFR Agreement.

Section 2.        Miscellaneous.

(a)        This Memorandum may be executed in multiple counterparts, each of which taken together shall constitute one and the same instrument.

(b)        In the event of any conflict between the terms and provisions hereof and the terms and provisions of the Option/ROFR Agreement or the Assignment Agreement, the terms and provisions of the Option/ROFR Agreement and the Assignment Agreement shall be controlling.

(c)        Assignor and Assignee have entered into this Memorandum in order that third parties may have notice of the Assignment Agreement and the Option/ROFR Agreement. This Memorandum is not a complete summary of the Assignment Agreement or the Option/ROFR Agreement.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the respective dates in acknowledged below to be effective as of the day and year first above written.

**ASSIGNEE:**

LASALLE PARTNERS RA, LLC, an Indiana limited liability company

By: TMO IN Special Member LLC, its Managing Member

By: TMO IN JV-Michaels LLC, its Managing Member

By: \_\_\_\_\_  
Kunal Chothani, Vice President

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Kunal Cholthani, as Vice President of TMO IN JV Michaels LLC, as Managing Member of TMO IN Special Member LLC, as Managing Member of LaSalle Partners RA, LLC, an Indiana limited liability company, who executed the foregoing Memorandum of Assignment of Option and Right of First Refusal Agreement for and on behalf of said entity.

WITNESS, my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_

Notary Public

My County of Residence:

\_\_\_\_\_

\_\_\_\_\_

Printed

**ASSIGNOR:**

**THE LASALLE APARTMENTS, LLC,**  
an Indiana limited liability company

By: Executive Investments, LLC, an Indiana limited  
liability company, its managing member

By: \_\_\_\_\_  
Ronda Shrewsbury, President

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Ronda Shrewsbury, as President of Executive Investments, LLC, an Indiana limited liability company, as the managing member of The LaSalle Apartments, LLC, an Indiana limited liability company, who executed the foregoing Memorandum of Assignment of Option and Right of First Refusal Agreement for and on behalf of said limited liability company.

WITNESS, my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_

Notary Public

My County of Residence:

\_\_\_\_\_

\_\_\_\_\_

Printed

This instrument was prepared by: Kenneth B. Chigges, Esq., Kuhl & Grant LLP, 429 N. Pennsylvania Street, Suite 210, Indianapolis, IN 46204.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - - Kenneth B. Chigges, Esq.

**AGREED, ACKNOWLEDGED AND CONSENTED TO BY:**

**COMMISSION:**

SOUTH BEND REDEVELOPMENT COMMISSION, governing body of the Department of Redevelopment of the City of South Bend, Indiana

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

Attest: \_\_\_\_\_  
Troy Warner, Secretary

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

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Marcia I. Jones, as the President, and Troy Warner, as the Secretary, of SOUTH BEND REDEVELOPMENT COMMISSION, governing body of the Department of Redevelopment of the City of South Bend, Indiana, who executed the foregoing Memorandum of Assignment of Option and Right of First Refusal Agreement for and on behalf of said commission.

WITNESS, my hand and Notarial Seal this 26<sup>th</sup> day of May 2022.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_

Notary Public

My County of Residence:

\_\_\_\_\_

\_\_\_\_\_

Printed

This instrument was prepared by: Kenneth B. Chigges, Esq., Kuhl & Grant LLP, 429 N. Pennsylvania Street, Suite 210, Indianapolis, IN 46204.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - - Kenneth B. Chigges, Esq.

**FIRST AMENDMENT TO  
REAL ESTATE PURCHASE AGREEMENT**

This FIRST AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT (this “**Amendment**”) is made and entered into to be effective as of the 26<sup>th</sup> day of May, 2022, by and between South Bend Redevelopment Commission (“**Seller**”), as Seller, and RealAmerica Development, LLC, an Indiana limited liability company (“**Purchaser**”), as Purchaser.

**RECITALS**

A. Seller and Purchaser entered into that certain Real Estate Purchase Agreement, dated effective as of July 22, 2021 (the “**Agreement**”), for the purchase and sale of certain real property located in the in St. Joseph County, City of South Bend, State of Indiana as more particularly described in Exhibit A of the Agreement (the “**Real Estate**”). All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

B. Seller and Purchaser now desire to amend the Agreement in order to provide for an extension of the Investigation, Buyer’s Contingency and Closing date thereunder and to address certain other matters, all as set forth hereunder.

**AGREEMENT**

NOW, THEREFORE, in consideration of these premises, and the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Purchaser and Seller hereby agree as follows:

1. **Recitals.** The recitals set forth above, including each and every recital contained therein, are incorporated into and made a part of this Amendment as though fully set forth herein.

2. **Amendments.** The Agreement is hereby amended as follows:

a) Buyer’s Contingency of a LIHTC Reservation. The Agreement is hereby amended as necessary to provide that the third full sentence in paragraph 4 (b) shall be amended and replaced with the following:

“Buyer represents that IHCDCA intends to accept project applications on or around July 25, 2022 and announce reservations ("Reservation") on or about November 17, 2022, but in no event later than December 31, 2022.”

b) Extension of Contingency Date. The Agreement is hereby amended as necessary to provide that the Contingency Date (as such term is used and defined in the Agreement) solely as it relates to matters specified in Paragraph 4 (c) of the Agreement is hereby extended until 11:59 p.m. on March 31, 2023.

c) Closing. The last full sentence of Paragraph 7 (a) of the Agreement shall be amended and replaced with the following:

“The "Closing Date" shall be April 30, 2023, or such earlier or later date as may be agreed to in writing by Seller and Buyer.”

3. **Entire Agreement; Conflict.** Except as otherwise stated herein, all other terms, conditions and agreements contained in the Agreement remain unmodified and in full force and effect. To the extent a conflict exists between the terms of this Amendment and the Agreement, the terms of this Amendment shall control.

4. **Counterparts; Electronic or Facsimile Transmission.** This Amendment may be executed in counterparts which, when combined, shall constitute one instrument. The electronic or facsimile transmission of a signed counterpart of this Amendment shall be binding upon the party whose signature is contained on the transmitted copy.


**[Signature Page Follows.]**



IN WITNESS WHEREOF, Purchaser and Seller have executed this First Amendment to Real Property Purchase Agreement to be effective as of the date set forth above.

“PURCHASER”:

RealAmerica Development, LLC

By:   
\_\_\_\_\_

Ronda Shrewsbury, President

“SELLER”:

South Bend Redevelopment Commission

By: \_\_\_\_\_

Marcia I. Jones, President

Attest: \_\_\_\_\_

Troy Warner, Secretary



# CITY OF SOUTH BEND

## REDEVELOPMENT COMMISSION

### Redevelopment Commission Agenda Item

DATE: May 26, 2022

FROM: Tim Corcoran; Chris Dressel

SUBJECT: Confirming Resolution No. 3549 -  
River East Development Area Expansion

\_\_\_\_\_ Pres/V-Pres

ATTEST: \_\_\_\_\_ Secretary

Date: \_\_\_\_\_

APPROVED       Not Approved

*SOUTH BEND REDEVELOPMENT COMMISSION*

Funding Source\* (circle one) River West; River East; South Side; Douglas Road; West Washington; RDC General

\*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

This Confirming Resolution finalizes the process of amending the Development Plan and boundary for the River East Development Area (REDA).

The proposed amendment to the Plan is consistent with the inter-related goals of: Fiscal stewardship; Economic development; and a Plan-driven redevelopment agenda. By amending the plan and realigning its boundaries, the Commission will be able to strategically focus its resources on current priorities.

On April 14, 2022, the Commission approved Declaratory Resolution No. 3548 beginning the process of amending the REDA.

On April 18, 2022, the South Bend Commission approved Resolution No. 01-22, issuing a Written Order which approved, ratified, and confirmed the Commission's Declaratory Resolution and found it conforms to the plan of development for the City.

On April 25, 2022, the Common Council approved Resolution No. 4953-22, which approved, ratified, and confirmed the Area Plan Commission's Written Order.

Staff now requests approval of Resolution No. 3549, to finalize the process of amending the Plan and boundary for the REDA.

**RESOLUTION NO. 3549**

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION  
CONFIRMING A DECLARATORY RESOLUTION AND APPROVING  
AN AMENDED AND RESTATED DEVELOPMENT PLAN  
FOR THE RIVER EAST DEVELOPMENT AREA**

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), governing body of the City of South Bend (the “City”) Department of Redevelopment (the “Department”) and the Redevelopment District of the City of South Bend, Indiana (the “Redevelopment District”), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the River East Development Area was formed in 2014 when the Commission adopted and confirmed a declaratory resolution (i) consolidating into what had been previously known as the Northeast Neighborhood Development Area certain territory of what had been previously known as the South Bend Central Development Area to form the River East Development Area (the “Initial River East Area”); (ii) designating and declaring certain areas within the City to be redevelopment areas and allocation areas for purposes of tax increment finance to expand the Initial River East Area and the related allocation area; (iii) transferring certain property previously included in the Central Development Area acquisition list to the property acquisition list for the Initial River East Area; and (iv) approving an amendment to the development plan for the Initial River East Area; and

WHEREAS, in 2019, the Commission, adopted and confirmed a declaratory resolution (i) designating and declaring certain areas within the City to be redevelopment areas and an allocation area for purposes of tax increment financing to expand the Initial River East Area (the “First Expansion Area” and, together with the Initial River East Area, the “First Expanded River East Area”); (ii) adding certain parcels of property to the First Expanded River East Area property acquisition list; and (iii) approving an amended and restated development plan for the First Expanded River East Area (the “First Expanded River East Plan”)

WHEREAS, on April 14, 2022, the Commission approved and adopted its Resolution No. 3548 entitled “Resolution of the South Bend Redevelopment Commission Amending the Boundaries of the River East Development Area and the River East Development Area Allocation Area No. 1, Amending and Restating the Development Plan for Said Area and Regarding Related Matters” (the “River East Declaratory Resolution”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the River East Declaratory Resolution (i) designated and declared certain areas within the City to be redevelopment areas and an allocation area for purposes of tax increment financing to expand the First Expanded River East Area (collectively, the “Second Expansion Area” and with the First Expanded River East Area, the “River East Area”); (ii) added certain parcels of property to the River East Area property acquisition list; and (iii) approved a second amended and restated development plan for the River East Area (the “River East Plan”); and

WHEREAS, the City of South Bend Plan Commission, on April 18, 2022, approved and adopted an Order (the “Plan Commission Order”) determining that the River East Declaratory Resolution and the River East Plan conform to the plan of development for the City and approved the River East Declaratory Resolution and the River East Plan; and

WHEREAS, pursuant to Section 16 of the Act, the Common Council of the City (the “Common Council”), on April 25, 2022, adopted a resolution which approved the Plan Commission Order, the River East Declaratory Resolution, and the River East Plan; and

WHEREAS, the Commission caused to be published and delivered the notices required by Section 17 and 17.5 of the Act, concerning the River East Declaratory Resolution and the River East Plan; and

WHEREAS, at the hearing (the “Public Hearing”) held by the Commission on May 26, 2022, the Commission heard all persons interested in the proceedings and received \_\_\_\_\_ written remonstrances that had filed and considered those written remonstrances that were filed, if any, and all evidence presented; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the River East Plan and the proposed development activities for the River East Area, approving the River East Plan, and confirming the River East Declaratory Resolution, in accordance with Section 17 of the Act;

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

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations, and approving and adopting actions contained in the River East Declaratory Resolution.
2. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the proposed activities set forth in the River East Plan, and the River East Plan is hereby approved in all respects.
3. The Commission hereby specifically finds and determines, based on its review of the River East Area and its reasonable expectations relating to expected growth of assessed value in the River East Area, that the adoption of the allocation provision with respect to the Expansion Area will result in new property taxes in the River East Area that would not have been generated but for the adoption of the allocation provision.
4. The River East Declaratory Resolution is hereby confirmed.
5. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the River East Plan and the proposed activities and confirming the River East Declaratory Resolution pertaining to the River East Area.
6. The Secretary of the Commission is directed to record and file the final action taken by the Commission pursuant to the requirements of Sections 17(d) of the Act.

ADOPTED AND APPROVED at a meeting of the South Bend Redevelopment Commission held on the 26th day of May 2022.

SOUTH BEND  
REDEVELOPMENT COMMISSION

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Marcia I. Jones, President

ATTEST:

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Troy Warner, Secretary

**EXHIBIT A**

**RIVER EAST DECLARATORY RESOLUTION**

**(See attached)**



# CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

## Redevelopment Commission Agenda Item

DATE: April 14, 2022

FROM: Tim Corcoran; Chris Dressel

SUBJECT: Declaratory Resolution No. 3548 - River East TIF Re

*Marcia Jones* \_\_\_\_\_ Pres/V-Pres  
 ATTEST: *[Signature]* \_\_\_\_\_ Secretary  
 Date: 4/14/22  
 APPROVED       Not Approved  
 SOUTH BEND REDEVELOPMENT COMMISSION

Funding Source\* (circle one) River West; **River East**; South Side; Douglas Road; West Washington; RDC General

\*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

### Purpose of Request:

This Declaratory Resolution begins the process of amending the Development Plan for River East Development Area (REDA). By amending this plan to realign the boundary, the Commission will be able to strategically focus its resources on current priorities. Key aspects of the expansion area include – current/future student housing areas east of University of Notre Dame campus and additional segments of the Edison Road and Ironwood Drive commercial corridors

### Proposed Schedule (All Dates subject to change):

- 4/14/22: Redevelopment Commission Declaratory Resolution
- 4/18/22: South Bend Plan Commission Resolution to review for alignment with the City's development plan and adopt an approving order.
- 4/25/22: Common Council – Resolution approving Area Plan's Order and the Commission's Declaratory Resolution
- 5/2/22: Upon approval by Area Plan Commission and Common Council, notices will be mailed and published for a public hearing at the Commission's 5/26/22 meeting.
- 5/17 and 5/19/22: Community meetings inviting property owners to learn about the process and upcoming hearing
- 5/26/22: Redevelopment Commission – Confirming Resolution presented for consideration.

Staff requests approval of Resolution No. 3548 to begin the process of amending the Plans for the REDA, and to authorize the publication of a notice of public hearing.

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

## RESOLUTION NO. 3548

### RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION AMENDING THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA AND THE RIVER EAST DEVELOPMENT AREA ALLOCATION AREA NO. 1, AMENDING AND RESTATING THE DEVELOPMENT PLAN FOR SAID AREA AND REGARDING RELATED MATTERS

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WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the City of South Bend, Indiana, Department of Redevelopment (the “Department”) exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the Commission has previously designated and declared an area in the City of South Bend, Indiana (the “City”), presently known as the River East Development Area (the “Existing Area”), as a redevelopment area and as an allocation area for purposes of tax increment financing (the “Existing Allocation Area”), has previously adopted a Development Plan for the Existing Area, which development plan has been amended from time to time (the “Existing Plan”) and has established an allocation fund for said Existing Allocation Area; and

WHEREAS, the Commission adopted a confirming resolution on June 13, 2019, confirming a declaratory resolution previously adopted by the Commission (i) amending the boundaries to expand the Existing Area; (ii) designating and declaring certain areas within the City to be redevelopment areas and allocation areas for purposes of tax increment financing to expand the Existing Area and the Existing Allocation Area, respectively; (iii) adding certain additional parcels of real property within the amended boundary to the Existing Area acquisition list; and (iv) approving an amended and restated development plan for the Existing Area; and

WHEREAS, the Commission now desires to amend the boundaries of the Existing Area to add certain territory, more particularly depicted on the map set forth in Exhibit A attached hereto and made a part hereof (collectively, the “Expansion Areas” and collectively with the Existing Area, the “Area”) (a description of the Area, after including the Expansion Areas, is set forth in Exhibit B attached hereto and made a part hereof); and

WHEREAS, in conjunction with said boundary amendments, the Commission desires again to amend and restate the Existing Plan (the Existing Plan as again amended and restated, the “Second Amended and Restated Plan”); and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Expansion Areas; and



WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Second Amended and Restated Plan, cannot be achieved by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the Act because of lack of local public improvements and multiple ownership of land and that public health and welfare will be benefited by the accomplishment of the Second Amended and Restated Plan for the Area; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the Second Amended and Restated Plan, a copy of which is attached hereto as Exhibit C and made a part hereof; and

WHEREAS, the Commission has caused to be prepared maps and plats of the Area, said maps and plats of the Area showing the boundaries of the Expansion Areas; the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Expansion Areas; and the parts of the Expansion Areas that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the plans for the redevelopment of the Expansion Areas as adopted herein; and

WHEREAS, the Commission has determined to amend the property acquisition list for the Area (the "Area Acquisition List") to add certain additional parcels of real property in the Area to the Area Acquisition List to provide for possible acquisition of such parcels in furtherance of the Second Amended and Restated Plan, which parcels are listed in Exhibit D attached hereto and made a part of hereof; and

WHEREAS, Section 39 of the Act has been enacted and amended to permit the creation of allocation areas within an area needing redevelopment to provide for the allocation and distribution, as provided in the Act, of the proceeds of taxes levied on property situated in an allocation area, and the Commission deems it advisable to expand the Existing Allocation Area to include the Expansion Areas with a base date for such Expansion Areas as determined by Section 39 of the Act; and

WHEREAS, in determining the location and extent of the Expansion Areas, the Commission has determined that no residents of the Expansion Areas will be displaced by the redevelopment thereof in furtherance of the Second Amended and Restated Plan; and

WHEREAS, the Second Amended and Restated Plan, conforms to other development and redevelopment plans for the City;

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

1. The Commission hereby finds that the Expansion Areas are an "area needing redevelopment" within the meaning of Section 15 of the Act.
2. The Commission hereby finds and determines that the Expansion Areas are areas needing redevelopment to an extent that cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the powers allowed under the

Act, and that public health and welfare will be benefited by the redevelopment of the Expansion Areas under the Act.

3. The Commission hereby finds and determines that it will be of public utility and benefit to include the Expansion Areas in the Existing Area to amend the boundaries of the Existing Area as set forth herein and redevelop the Expansion Areas under the Act pursuant to the Second Amended and Restated Plan.

4. The Commission hereby finds and determines that the Second Amended and Restated Plan conforms to other development and redevelopment plans for the City.

5. The Second Amended and Restated Plan is in all respects approved.

6. The maps and plats of the Area showing the Expansion Areas and their respective boundaries, the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Expansion Areas, and the parts of the Expansion Areas that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Second Amended and Restated Plan, are hereby approved and adopted as the maps and plats for the Area and the Expansion Areas, respectively.

7. The list of the parcels of property set forth at Exhibit D which may be acquired in furtherance of the Second Amended and Restated Plan is hereby approved.

8. The Expansion Areas are hereby designated as an “allocation area” pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. The Existing Allocation Area shall hereafter be deemed to include the Expansion Areas (and as expanded, the Existing Allocation Area shall be referred to hereinafter as the “Allocation Area”). Based on an examination of the Area and information provided to the Commission, the Commission hereby finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision because of the lack of local public improvements which has resulted in a less than desirable level of private capital investment in the Expansion Areas. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into the River East Development Area Allocation Area No. 1 Allocation Fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision with respect to the Expansion Areas shall

expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act

9. “Property Taxes” referred to herein shall mean taxes imposed under IC 6-1.1 on real property only.

10. The Secretary of the Commission is directed to file a certified copy of the Second Amended and Restated Plan with the minutes of this meeting.

11. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana Department of Local Government Finance, the St. Joseph County Auditor and the St. Joseph County Recorder in connection with the actions of the Commission contained in this Resolution regarding the Allocation Area, as amended hereby.

12. This Resolution, together with supporting data, shall be submitted to the South Bend Plan Commission and the Common Council of the City, as provided by Section 16 of the Act, for the approval of this Resolution and the Second Amended and Restated Plan, and if approved by both bodies, this Resolution and the Second Amended and Restated Plan shall be submitted to public hearing and remonstrance as provided by Sections 17 and 17.5 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Sections 17(b) and 17(c) of the Act.

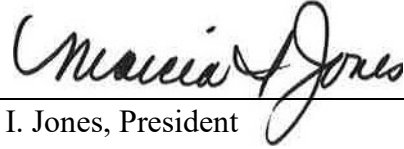
13. All orders or resolutions in conflict herewith are hereby rescinded, revoked and repealed in so far as such exist.

14. This Resolution does not affect any rights or liabilities accrued, penalties incurred, offenses committed, or (except as otherwise provided herein) proceedings begun before the effective date of this Resolution.

15. This Resolution shall be in full force and effect after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the South Bend Redevelopment Commission held on the 14th day of April 2022.

SOUTH BEND  
REDEVELOPMENT COMMISSION



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Marcia I. Jones, President

ATTEST:



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Troy Warner, Secretary

**EXHIBIT A**

**RIVER EAST DEVELOPMENT AREA MAP**  
**(Showing the Expansion Areas)**

**(See Attached)**

**EXHIBIT B**

**DESCRIPTION OF THE AREA**

**EXHIBIT C**

**AMENDED AND RESTATED PLAN**

**(see attached)**







# RIVER EAST DEVELOPMENT AREA PLAN



CITY OF SOUTH BEND 2019

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## **Purpose**

The purpose of the River East Development Area Plan is as follows:

- To provide a broad vision and strategy for the economic and physical revitalization of the River East 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.
- To promote high quality, impactful projects consistent with best practice planning principles.

## **History of River East Development Area**

The South Bend Redevelopment Commission designated the East Bank Development Area in 1980 [Declaratory Resolution No. 626 and Confirming Resolution No. 630]. This development area was merged with the Central Downtown Urban Renewal Area and the Monroe Sample Development Area [Declaratory Resolution No. 727 and Confirming Resolution No. 729] in 1985 to create the South Bend Central Development Area. The Northeast Neighborhood Development Area was created in 2003 [Declaratory Resolution No. 2016 and Confirming Resolution No. 2021] In 2014, the portion of the South Bend Central Development Area located east of the St. Joseph River was merged with the Northeast Neighborhood Development Area and was expanded southeast along the river to the Farmers Market area to create the River East Development Area. [Declaratory Resolution No. 3228 and Confirming Resolution No. 3255]

## **Location of River East Development Area**

The River East Development Area includes all or most of the Northeast, East Bank, and Howard Park neighborhoods and the Farmers Market area. The development area boundary is more specifically represented by the boundary map in Appendix A and in the legal description found in Appendix B.

## **Development Area Activities**

The goals and objectives for the River East 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 such as: fire stations, public safety, public educational facilities, and parks;
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, professional services, 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 River East Development Plan.

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

The following are the goals and objectives for the River East 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.
  - h. Reinforce connectivity between University of Notre Dame and East Bank / Downtown South Bend
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, diversified, and inclusive 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 participate 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 and institutions to enhance educational opportunities for youth from early childhood, pre-K to Grade 12, post-secondary and higher education.
  - c. Partner with organizations that offer internships, co-ops, apprenticeships, continuing education, lifelong learning, 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 East Development Area Plan meets the following required findings by the Redevelopment Commission pursuant to State Law (36-7-14-15(a)):

1. The River East 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 East 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 East Development Area; and
4. The amendment is reasonable and appropriate when considered in relation to the original resolution or plan for the River East 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 East Development Area**

In connection with the accomplishment of this River East 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 River East Development Area Plan**

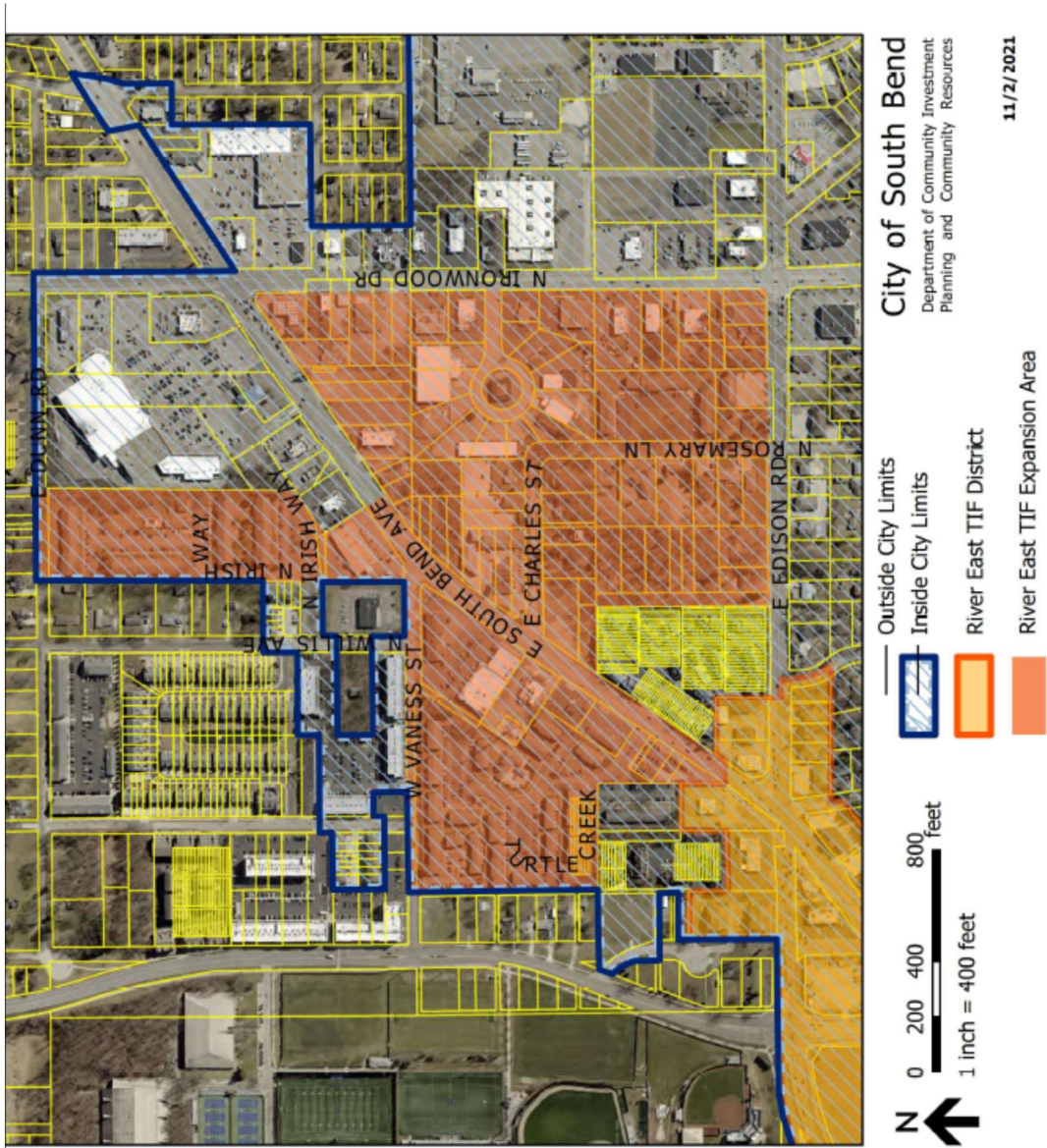
The River East Development Area Plan may be amended by resolution of the South Bend Redevelopment Commission in accordance with state law (I.C. 36-7-14-17.5), which currently has requirements for Council and public input and comment. Any change affecting any property or contractual right may be made 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**

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ST. JOSEPH RIVER WITH THE CENTERLINE OF CORBY BOULEVARD EXTENDED WEST; THENCE MEANDERING IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF SAID ST. JOSEPH RIVER TO A POINT WHICH IS PERPENDICULAR TO AND 100 FEET MORE OR LESS WEST OF THE NORTH-SOUTH QUARTER LINE OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 3 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, THENCE SOUTH TO THE NORTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-7073-2693 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL AND ITS' SOUTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLNWAY EAST; THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT WHICH IS PERPENDICULAR TO AND 66 FEET MORE OR LESS SOUTH OF THE SOUTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-7079-288409 IN RECORDS OF SAID AUDITOR'S OFFICE; THENCE NORTHERLY, 66 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-7079-2884 IN RECORDS OF SAID AUDITOR'S OFFICE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY TO THE CENTERLINE OF THE ST. JOSEPH RIVER; THENCE IN A WESTERLY DIRECTION ALONG SAID CENTERLINE TO A POINT WHICH IS PERPENDICULAR TO AND 40 FEET MORE OR LESS EAST OF THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 18; THENCE NORTH TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH SIDE BOULEVARD; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT # 39 OF THE PLAT OF "EUCLID PARK" AS RECORDED IN THE RECORDS OF SAID COUNTY EXTENDED SOUTH; THENCE NORTH ALONG SAID EXTENDED LINE, THE EAST LINE OF SAID LOT AND SAID LINE EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE CENTERLINE OF FIRST VACATED EAST-WEST 14 FOOT WIDE PUBLIC ALLEY NORTH OF NORTHSIDE BOULEVARD; THENCE WEST ALONG SAID CENTERLINE TO THE EAST LINE OF A NORTH-SOUTH 14 FOOT WIDE PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT #40 IN SAID PLAT EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND NORTH LOT LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 14 FOOT TO THE SOUTH LINE OF LOT # 42 IN SAID PLAT; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF CLOVER STREET; THENCE NORTH ALONG SAID EAST LINE TO THE CENTERLINE OF A VACATED 14 FOOT WIDE EAST-WEST PUBLIC ALLEY LOCATED NORTH OF AND ADJACENT TO LOT # 46 IN SAID PLAT; THENCE WEST ON THE EXTENDED CENTERLINE OF SAID VACATED ALLEY TO A POINT ON THE EAST LINE OF A NORTH-SOUTH 14 FOOT WIDE PUBLIC ALLEY, SAID POINT BEING 7 FEET NORTH OF THE NORTHWEST CORNER OF LOT # 109 IN SAID PLAT; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT # 36 IN THE PLAT OF "HIBBERD PLACE" AS RECORDED IN THE RECORDS OF SAID COUNTY, EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND THE SOUTH LINE OF SAID LOT TO THE EAST RIGHT-OF-WAY LINE OAKLAND STREET; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A PARCEL WITH ST. JOSEPH COUNTY INDIANA AUDITOR'S TAX KEY NUMBER 18-6020-0510, EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND NORTH PARCEL LINE TO THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT # 43 IN THE PLAT OF "OAKLAND PARK REVISED PLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY, EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND SOUTH LOT LINE TO THE EAST RIGHT-OF-WAY LINE OF EMERSON AVENUE; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HILDRETH STREET; THENCE WEST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ROBERTS STREET; THENCE NORTH ALONG SAID .EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RUSKIN STREET; THENCE WEST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LOUISE STREET; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE FIRST 14 FOOT WIDE EAST-WEST PUBLIC ALLEY SOUTH OF MISHAWAKA AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ESTHER STREET; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MISHAWAKA AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6027-073301 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO ON THE EAST RIGHT-OF-WAY LINE OF 21ST STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT # 5 IN THE PLAT OF "DUNN'S 1ST ADDITION" AS

RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT # 5 AND ITS' EASTERLY EXTENSION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6032-0936 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF IRONWOOD DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT # 31 IN THE PLAT OF "RIVER PARK ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND LOT # 34 IN SAID PLAT AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 23RD STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT # 60 IN SAID PLAT; THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT # 60; THENCE EAST 14 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT # 96 IN SAID PLAT, SAID LOT CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 25TH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT # 100 IN SAID PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT # 110 AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6034-1071 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6034-1072 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 26TH STREET; THENCE NORTH ALONG EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6038-1181 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PARCEL OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6038-1183 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID PARCEL CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 14 FEET MORE OR LESS WEST OF THE SOUTHWEST CORNER A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6137-4710 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST 14 FEET MORE OR LESS TO SAID SOUTHWEST PARCEL CORNER; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6137-471001 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENTION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 27TH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6038-1210 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6038-1217 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6038-1218 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 28TH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6043-1405 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTHEASTERLY 14 FEET MORE OR LESS, CROSSING SAID ALLEY TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT # 15

IN THE PLAT OF "NURSERY PLACE" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID NORTHWEST LOT CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY LINE OF A 12 FOOT WIDE MORE OR LESS EAST-WEST PUBLIC ALLEY AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 16 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT # 3 IN THE PLAT OF "EGGLESTON'S 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 30TH STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6045-1479 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6045-148401 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 31ST STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT # 4 IN THE PLAT OF "FORDHAM SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID LOT CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 34TH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6054-1807 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT # 189 IN SAID PLAT, SAID NORTHWEST LOT CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF LOGAN STREET; THENCE NORTH ALONG SAID CENTERLINE TO A POINT WHICH IS PERPENDICULAR TO AND 35 FEET MORE OR LESS EAST OF THE SOUTHEAST CORNER OF LOT # 4 IN THE PLAT OF "RIVERDALE 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST 35 FEET MORE OR LESS TO SAID SOUTHEAST LOT CORNER, SAID LOT CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT # 5 IN THE PLAT OF "COLONIAL GARDEN'S" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY 14 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT # 218 IN THE PLAT OF "BERNER GROVE 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID SOUTHEAST LOT CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 25TH STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6063-2174 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT # 78 IN SAID PLAT OF "BERNER GROVE 1ST ADDITION", SAID SOUTHEAST LOT CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 24TH STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF # 57 IN SAID PLAT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND ITS' WESTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT # 50 IN SAID PLAT, SAID SOUTHEAST LOT CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OR IRONWOOD DRIVE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO SOUTHEAST CORNER OF LOT # 3 IN SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT, SAID SOUTHWEST CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT # 134 IN THE PLAT OF "HASTINGS, WOODWARD

& GRAY'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID LOT CORNER ALSO BEING ON THE SOUTH LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6077-2673 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6126-451402 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL, SAID NORTHWEST PARCEL CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GRAND TRUNK WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GREENLAWN AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE AND ITS' SOUTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WALL STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-6126-451401 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MISHAWAKA AVENUE; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF TWYCKENHAM DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST 14 FOOT WIDE EAST-WEST PUBLIC ALLEY NORTH OF MISHAWAKA AVENUE, EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED LINE AND THE NORTH LINE OF SAID PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE EAST LINE OF EMERSON AVENUE; THENCE CONTINUING WEST TO THE SOUTHEAST CORNER OF LOT # 711 IN THE PLAT OF "WHITCOMB & KELLER'S 3RD SUNNYMEADE" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG THE SOUTH AND WEST LINE OF SAID LOT AND THE WEST LINES OF LOTS # 711, # 710, # 709 AND # 708 IN SAID PLAT AND THE NORTHERLY EXTENTION OF THE WEST LINE OF SAID LOT # 708 TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GRAND TRUNK WESTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY A DISTANCE OF 100 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHEASTERLY CORNER OF LOT # 508 IN SAID PLAT; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 41.4 FEET MORE OR LESS; THENCE SOUTHWESTERLY A DISTANCE OF 30 FEET MORE OR LESS TO THE SOUTHERLY LINE OF LOT # 507 IN SAID PLAT; THENCE NORTHWESTERLY ALONG SAID SOUTHELY LINE AND CROSSING LONGFELLOW AVENUE (70 FT. WIDE) TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LONGFELLOW AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF LOT # 485 IN SAID PLAT; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER BEING ON THE EASTERLY LINE OF A 14 FOOT WIDE PUBLIC ALLEY; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID ALLEY AND ITS WESTERLY EXTENTION TO A POINT ON THE SOUTH LINE OF LOT # 434 IN SAID PLAT OF "WHITCOMB & KELLER'S 3RD SUNNYMEADE" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT # 434 AND LOTS 433, 432, 431, AND 430 TO THE SOUTHWEST CORNER OF SAID LOT 430; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE IN A NORTHWESTERLY DIRECTION CROSSING BELMONT AVE. (60 FT. R/W) TO THE SOUTHWEST CORNER OF LOT #425 IN SAID PLAT, SAID CORNER ALSO BEING THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET; THENCE WEST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF EDDY STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF EDDY STREET AND CROSSING SUNNYMEADE AVENUE (60 FT. WIDE), WAYNE STREET (80 FT. WIDE), JEFFERSON BOULEVARD (82.5 FT. WIDE), COLFAX AVENUE (82.5 FT. WIDE) AND CONTINIUIING ALONG SAID EAST RIGHT-OF-WAY TO A POINT OF INTERSECTION WITH THE CENTERLINE OF LA SALLE AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE CENTERLINE OF SUNNYSIDE AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE CENTERLINE OF ROCKNE DRIVE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE EAST RIGHT-OF-WAY LINE OF TWYCKENHAM DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 38 IN WOODED ESTATES AS SHOWN IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINES OF LOTS 38, 37 AND 36 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WHITE OAK DRIVE; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 35 IN SAID WOODED ESTATES; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINES OF LOTS 35, 34, 33, 32, 31 AND 30 IN SAID WOODED ESTATES TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACK OAK DRIVE; THENCE

NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 48 IN SAID WOODED ESTATES; THENCE EAST ALONG THE NORTH LINE OF LOTS 48, 51, 52, 53 AND 54 TO THE CENTERLINE OF OAK RIDGE DRIVE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF EDISON ROAD; THENCE WEST TO THE EAST LINE OF LOT 5 VACVAL AND DAVIDSON SUBDIVISION PROJECTED SOUTH; THENCE NORTH ALONG SAID EAST LINE AND ITS PROJECTION TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH BEND AVENUE (A.K.A. S.R. 23); THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE OAK HILL CONDOMINIUM; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HARRINGTON DRIVE; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF EDISON ROAD; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF IRONWOOD DRIVE; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 24-1001-0432 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY AUDITOR'S OFFICE; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH BEND AVENUE (A.K.A. S.R. 23); THENCE SOUTHWESTERLY ALONG SAID LINE TO A POINT WHICH IS SOUTHEASTERLY OF THE SOUTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 24-1106-5397.10 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE NORTHWESTERLY CROSSING SAID SOUTH BEND AVENUE (A.K.A. S.R. 23) RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUING NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PARCEL AND A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 24-1106-5397.14 TO THE NORTHEAST CORNER OF SAID LAST PARCEL; THENCE ALONG THE SOUTHERLY LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 24-1106-5397.12 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE IN A EASTERLY AND NORTHEASTERLY DIRECTION TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL AND ITS NORTHERLY PROJECTION TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF WAY LINE OF DUNN ROAD AND THE EXISTING CITY CORPORATE LIMIT LINE; THENCE WEST ALONG SAID NORTH LINE AND CORPORATION LINE TO A POINT WHICH IS DIRECTLY NORTH OF THE NORTHWEST CORNER OF SAID PARCEL WITH TAX KEY NUMBER 24-1106-5397.12; THENCE SOUTH TO SAID NORTHWEST PARCEL CORNER; THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROJECTION TO THE NORTHWEST CORNER OF THE PARCEL OF GROUND WITH SAID TAX KEY NUMBER OF 24-1106-5397.14; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID PARCEL AND A PARCEL WITH SAID TAX KEY NUMBER OF 24-1106-5397.10 TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF VANESS STREET; THENCE WEST ALONG SAID NORTH LINE TO A POINT WHICH IS DIRECTLY NORTH OF THE NORTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 24-1003-0565 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE SOUTH TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 24-1003-0568 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF A PARCEL OF GROUND HAVING TAX KEY NUMBER 24-1008-0618 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO A POINT 208.71 NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA; THENCE WEST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 208.71 FEET; THENCE NORTH TO THE NORTHEAST CORNER OF THE JAMISON INN CONDOMINIUM; THENCE WEST ALONG THE NORTH LINE OF SAID JAMISON INN CONDOMINIUM TO THE CENTERLINE OF IVY ROAD; THENCE SOUTH ALONG SAID CENTERLINE OF IVY ROAD TO THE NORTH RIGHT-OF-WAY LINE OF EDISON ROAD; THENCE WESTERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID NORTH RIGHT OF -WAY LINE OF EDISON ROAD AND CHANGING TO ANGELA BOULEVARD TO THE SOUTHWEST CORNER OF A PARCEL OF LAND HAVING TAX KEY NUMBER 18-5123-4392.03 IN RECORDS OF THE ST. JOSEPH COUNTY AUDITOR'S OFFICE; THENCE NORTH ALONG THE WEST PROPERTY LINE OF SAID TAX KEY NUMBER 18-5123-4392.03 TO THE CENTERLINE OF THE NOW VACATED ANGELA BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF THE NOW VACATED ANGELA BOULEVARD TO THE CENTERLINE OF NOTRE DAME AVENUE; THENCE WEST ALONG THE CENTERLINE OF ANGELA BOULEVARD TO THE WEST LINE OF LOT 95 UNIVERSITY HEIGHTS AS SHOWN IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA PROJECTED NORTH; THENCE SOUTH ALONG THE WEST LINES OF LOTS 95, 94, 93, 92, 33 AND 32 TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE WEST ALONG THE NORTH LINES OF LOTS 29 THRU

6 IN UNIVERSITY HEIGHTS TO THE CENTERLINE OF LAWRENCE STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF NAPOLEON STREET; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF NILES AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF CORBY STREET; THENCE WEST ALONG SAID CENTERLINE AND ITS WESTERLY EXTENTION TO THE POINT OF BEGINNING.

CONTAINING 986.90 ACRES MORE OR LESS.



## Appendix C - LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
Unimproved Parcel	018-5001-000201	WHARF PARTNERS LLC
Unimproved Parcel	018-5001-000202	WHARF PARTNERS LLC
Unimproved Parcel	018-5001-000204	WHARF PARTNERS LLC
502 E COLFAX AVE	018-5004-0075	BUZALSKI RAYMOND E
510 E COLFAX AVE	018-5004-007501	SINGH BHOLA
512 E COLFAX AVE	018-5004-007502	SINGH BHOLA
122 S NILES AVE	018-5010-028510	RIVER RACE TOWNHOMES LLC
323 N EDDY ST	018-5017-0576	KRUSE ROBERT
Unimproved Parcel	018-5017-0586	
Unimproved Parcel	018-5017-0587	
Unimproved Parcel	018-5017-0588	
Unimproved Parcel	018-5018-0635	NGUYEN KEVIN
535 N EDDY ST	018-5027-0962	TIFFANY JOHN A
Unimproved Parcel	018-5027-0975	FERRUFINO MARTIN R & LUZ E
1046 E MINER ST	018-5027-0988	BUMBACA FILIPPO
513 N EDDY ST	018-5027-0999	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
507 N EDDY ST	018-5027-1000	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
501 N EDDY ST	018-5027-1001	MACSWAIN RYAN AND LORRAINE
741 N EDDY ST	018-5028-1010	FISCHER MICHAEL T & FISCHER MICHAEL J & FISCHER SEBASTIAN G
733 N EDDY ST	018-5028-1015	HOUSING AUTHORITY OF SOUTH BEND
729 N EDDY ST	018-5028-1016	HOUSING AUTHORITY OF THE CITY OF SOUTH BEND
727 N EDDY ST	018-5028-1017	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
723 N EDDY ST	018-5028-1022	SMITH BRENDA & JONES MOSLEY DEBRA & JONES CARLYN & ROMY & CLARENCE
715 N EDDY ST	018-5028-1025	BINGHAM MARVIN T
709 N EDDY ST	018-5028-1029	KING BROTHERS INVESTMENTS LLC
705 N EDDY ST	018-5028-1030	DORE PROPERTIES LLC
701 N EDDY ST	018-5028-1031	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
625 N EDDY ST	018-5028-1036	LESSER DANIEL AND JANETTE
621 N EDDY ST	018-5028-1037	COOREMAN STEVE A
617 N EDDY ST	018-5028-1038	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC

615 N EDDY ST	018-5028-1039	
607 N EDDY ST	018-5028-1044	GORDON ELEANOR A
605 N EDDY ST	018-5028-1045	JACKSON SHARON
601 N EDDY ST	018-5028-1046	JACKSON SHARON
Unimproved Parcel	018-5030-1084	BAYSIDE LLC
Unimproved Parcel	018-5038-132201	701 NILES LLC
322 N EDDY ST	018-5039-1373	CARDINAL HEALTH CARE PROPERTIES LLC
Unimproved Parcel	018-5082-2851	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
538 N EDDY ST	018-5082-2852	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
534 N EDDY ST	018-5082-2853	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
Unimproved Parcel	018-5082-2866	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
Unimproved Parcel	018-5082-2880	MT OLIVE M B BAPTIST CHURCH
514 N EDDY ST	018-5082-2881	URBAN U PARTNERS LLC
510 N EDDY ST	018-5082-2882	VCC PROPERTIES LLC
Unimproved Parcel	018-5082-2894	247 INVESTMENTS LLC
432 N EDDY ST	018-5083-2906	HUNT GERALD P AND JESSICA L
428 N EDDY ST	018-5083-2908	MILLER JERRY
424 N EDDY ST	018-5083-2916	JADE REALTY MICHIANA LLC & 4TRON INVESTMENT LLC
422 N EDDY ST	018-5083-2920	NVNG LLC
418 N EDDY ST	018-5083-2924	DUBELYN CORPORATION
410 N EDDY ST	018-5083-2928	SLM MANAGEMENT LLC
408 N EDDY ST	018-5083-2932	LEE HARDY & ROSE M
1101 E MADISON ST	018-5083-2936	WALSH JAMES T JR TRUST & AUDREY M WALSH TRUST JAMES T WALSH JR TRUSTEE EACH TRUST HOLDS AN UNDIVIDED 1/2 INTEREST AS TIC
334 N EDDY ST	018-5083-2944	DIPU PROPERTY LLC
1106 E CHALFANT ST	018-5084-2954	DORE PROPERTIES LLC
714 N EDDY ST	018-5084-2966	GOODSELL TIM & SUYEN
706 N EDDY ST	018-5084-2967	TIFFANY JOHN P
1102 E BISSELL ST	018-5084-2978	NORTHEAST NEIGHBORHOOD REVITALIZATION ORGANIZATION INC
610 N EDDY ST	018-5084-2990	PAPAGIANNIS MICHAEL
1283 E SOUTH BEND AVE	018-5097-3423	HOUSING AUTHORITY
Unimproved Parcel	018-5097-3441	MILLER JEANETTE & JOHN SHERRY
Unimproved Parcel	018-5102-357901	UNIVERSITY OF NOTRE DAME

Unimproved Parcel	018-5102-3585	BUMBACA LEONARDO
1333 E HOWARD ST	018-5102-3590	HUIZAR LINO & MARICRUZ
1337 E HOWARD ST	018-5102-3591	NVNG LLC
300 S ST LOUIS BLVD	018-6002-0031	PARKVIEW ATRIUM OFFICE PLAZA LP 24.53 % INT & LODDER DIETER W & MONIKA M TRUSTEE OF THE DIETER W & MONIKA M LODDER LIVING TRUST 75.47% INT
300 S ST LOUIS BLVD	018-6002-0031	PARKVIEW ATRIUM OFFICE PLAZA LP 24.53 % INT & LODDER DIETER W & MONIKA M TRUSTEE OF THE DIETER W & MONIKA M LODDER LIVING TRUST 75.47% INT
Unimproved Parcel	018-6002-0043	SCHEFMEYER DONALD H
Unimproved Parcel	018-6002-0044	SCHEFMEYER DONALD H
Unimproved Parcel	018-6002-0045	SCHEFMEYER DONALD H
Unimproved Parcel	018-6002-0048	SCHEFMEYER DONALD H
1024 E QUIMBY ST	018-6006-0154	FRANTZ JERRY D & BEVERLY D
Unimproved Parcel	018-6006-016401	PREMIUM CAPITAL HOLDINGS INC
Unimproved Parcel	018-6006-016402	THE ROBERT HENRY CORP
Unimproved Parcel	018-6006-016403	ROBERT HENRY CORPORATION
404 S FRANCES ST	018-6008-0184	HENRY-WILLIAMS INC
420 S FRANCES ST	018-6008-0188	THE ROBERT HENRY CORPORATION
426 S FRANCES ST	018-6008-0189	ROBERT HENRY CORP
428 S FRANCES ST	018-6008-0190	THE ROBERT HENRY CORPORATION P.O. BOX 1407
432 S FRANCES ST	018-6008-0191	ROBERT HENRY CORP
921 LOUISE ST 1/2	018-6011-0269	RONNENBERG LLC
407 S EDDY ST	018-6013-0285	DLD REAL ESTATE LLC
Unimproved Parcel	018-6013-0286	HERRMAN THOMAS J AND KATHLEEN A
421 S EDDY ST	018-6013-028701	HERRMAN THOMAS J AND KATHLEEN A
425 S EDDY ST	018-6013-0292	HERRMAN THOMAS J AND KATHLEEN A
429 S EDDY ST	018-6013-0294	HERMANN THOMAS J AND KATHLEEN
435 S EDDY ST	018-6013-0299	HERRMAN THOMAS J AND KATHLEEN A
Unimproved Parcel	018-6013-0300	HERRMAN THOMAS J AND KATHLEEN A
Unimproved Parcel	018-6013-030001	HERRMAN THOMAS J AND KATHLEEN A
519 S EDDY ST	018-6013-0304	KELLEY ROBERT & DEBORAH AND KELLEY KATHRYN
509 S EDDY ST	018-6013-030401	KELLEY ROBERT & DEBORAH AND KELLEY KATHRYN
525 S EDDY ST	018-6013-0310	525 SOUTH EDDY LLC
Unimproved Parcel	018-6013-0311	525 SOUTH EDDY LLC
Unimproved Parcel	018-6013-0314	525 SOUTH EDDY LLC

533 S EDDY ST	018-6013-0315	ST JOSEPH VALLEY DETACHMENT MARINE CORP LEAGUE
Unimproved Parcel	018-6015-0327	WOOD CHRISTIAN L
Unimproved Parcel	018-6015-0328	WOOD CHRISTIAN L
Unimproved Parcel	018-6015-0329	WOOD CHRISTIAN L
1237 NORTHSIDE BLVD	018-6017-0396	MULBERRY HILL LLC
1303 E NORTHSIDE BLVD	018-6017-0402	URI INVESTMENTS LLC
1331 E NORTHSIDE BLVD	018-6020-0488	WOOD CHRISTIAN L
1345 E NORTHSIDE BLVD	018-6020-0498	ST. JOSEPH COUNTY BLDG. TRADES CNL
1345 E NORTHSIDE BLVD	018-6020-0499	ST. JOSEPH COUNTY BLDG. TRADES CNL
Unimproved Parcel	018-6020-0500	ST. JOS. COUNTY BLDG. TRADE COUNCIL
Unimproved Parcel	018-6020-0510	SOUTH BEND - MISHAWAKA BOARD OF REALTORS INC
1357 E NORTHSIDE BLVD	018-6020-0511	SO BEND MISHAWAKA BOARD OF REALTORS
1405 E NORTHSIDE BLVD 111	018-6021-0556	PARAMOUNT PROPERTIES INC
1301 CLOVER ST	018-6026-0703	RIVER ROCK INC
1305 CLOVER ST	018-6026-0704	RIVER ROCK INC
1313 CLOVER ST	018-6026-0706	RIVER ROCK INC
Unimproved Parcel	018-6026-0707	RIVER ROCK INC
1433 E NORTHSIDE BLVD	018-6026-0708	RIVER ROCK INC
1441 E NORTHSIDE BLVD	018-6026-0724	YOUNG & NURKOWSKI CPAS
1225 S TWYCKENHAM DR	018-6026-072801	HOUSING AUTHORITY OF THE CITY OF SOUTH BEND
2022 MISHAWAKA AVE	018-6027-073301	ST JOSEPH COUNTY PUBLIC LIBRARY SEE TRANSFER NOTES
2130 E MISHAWAKA AVE	018-6032-0936	NATIONAL OIL & GAS INC
2202 E MISHAWAKA AVE	018-6032-0969	CATALDO MARIA ROSE IRREVOCABLE TRUST
2208 E MISHAWAKA AVE	018-6032-0970	MISHAWAKA REALCO LLC
2210 E MISHAWAKA AVE	018-6032-0971	NEW PARIS DEVELOPMENT COMPANY LLC
2214 E MISHAWAKA AVE	018-6032-0972	NEW PARIS DEVELOPMENT COMPANY LLC

2216 E MISHAWAKA AVE	018-6032-097201	NEW PARIS DEVELOPMENT COMPANY LLC
2228 E MISHAWAKA AVE	018-6032-0973	CKD PROPERTIES LLC
2302 E MISHAWAKA AVE	018-6034-1031	JASON ADAM LLC
2310 E MISHAWAKA AVE	018-6034-103101	JASON ADAM LLC
2312 E MISHAWAKA AVE	018-6034-103102	JASON ADAM LLC
2316 E MISHAWAKA AVE	018-6034-103103	INDIANA LAND TRUST 6132
2402 E MISHAWAKA AVE	018-6034-1050	MATHEWS SUSAN K
2406 E MISHAWAKA AVE	018-6034-105101	HOOVER JAMES EARL AND DIANA J
2410 E MISHAWAKA AVE	018-6034-1053	RIVER PARK GRACE CHURCH INCORPORATED
2416 E MISHAWAKA AVE	018-6034-1054	RIVER PARK GRACE CHURCH INC
2502 E MISHAWAKA AVE	018-6034-1055	RF GOODCHILD
2508 E MISHAWAKA AVE	018-6034-1056	GOODCHILD ROD F
2512 E MISHAWAKA AVE	018-6034-1057	LONIELLO BRADLEY S
2516 E MISHAWAKA AVE	018-6034-1058	PETERSON MICHAEL L TRUSTEE OF THE MICHAEL L PETERSON REVOCABLE TRUST & LISA ANNE PETERSON TRUSTEE OF THE LISA ANNE PETERSON REVOCABLE TRUST AS TIC
2528 E MISHAWAKA AVE	018-6034-1072	PALMER FUNERAL HOMES INC
2602 E MISHAWAKA AVE	018-6038-1181	CASKIE CAPITAL MANAGEMENT LLC
Unimproved Parcel	018-6038-1183	CASKIE CAPITAL MANAGEMENT LLC
2716 E MISHAWAKA AVE	018-6038-1208	CALET PARTNERSHIP
2714 E MISHAWAKA AVE	018-6038-1209	THYME OF GRACE LLC
2702 E MISHAWAKA AVE	018-6038-1210	EMRO MARKETING COMPANY
2720 E MISHAWAKA AVE	018-6038-1217	MATTSONS MEAT MASTERS LLC

2730 E MISHAWAKA AVE	018-6038-1218	STOYANOV STOYAN SEE TRANSFER NOTE
2802 E MISHAWAKA AVE	018-6043-1405	HENDRICKSON SHARON LEE
2810 E MISHAWAKA AVE	018-6043-1406	HENDRICKSON SHARON LEE
2904 E MISHAWAKA AVE	018-6043-1407	FAMILY PET HOLDING LLC
Unimproved Parcel	018-6043-1408	FAMILY PET HOLDING LLC
2910 E MISHAWAKA AVE	018-6043-1409	FAMILY PET HOLDING LLC
Unimproved Parcel	018-6045-1457	FAMILY PET HOLDING LLC
2926 E MISHAWAKA AVE	018-6045-1458	FLAGSTAR BANK FSB
Unimproved Parcel	018-6045-145801	FLAGSTAR BANK FSB
Unimproved Parcel	018-6045-1471	NORTH CENTRAL DISTRICT MISSIONARY CHURCH INC C/O GOSPEL CENTER CHURCH
Unimproved Parcel	018-6045-1473	DOWNING MICHAEL J
3016 E MISHAWAKA AVE	018-6045-1474	DOWNING MICHAEL
3024 E MISHAWAKA AVE	018-6045-148401	BID MICHIANA LLC
3030 E MISHAWAKA AVE	018-6045-148402	PROPERTIES OF VALUE LLC
907 S 31ST ST	018-6045-148403	BID MICHIANA LLC
3502 E MISHAWAKA AVE	018-6053-1758	ALKATTAN KAHLIL J
3506 E MISHAWAKA AVE	018-6053-1759	GREEN CITY II LLC
Unimproved Parcel	018-6053-175901	GREEN CITY II LLC
3302 E MISHAWAKA AVE	018-6054-1782	TIMOTHY WARREN & ASSOCIATES INC
3306 E MISHAWAKA AVE	018-6054-1784	PROPERTIES OF VALUE LLC
3312 E MISHAWAKA AVE	018-6054-1785	BARTSCHI PAUL E III & SARAH
3314 E MISHAWAKA AVE	018-6054-1795	W & A LLC
3324 E MISHAWAKA AVE	018-6054-179501	W & A LLC
3410 E MISHAWAKA AVE	018-6054-1807	SILL JOHN A

3414 E MISHAWAKA AVE	018-6054-1819	WILDER LLOYD L & MARIA L
3418 E MISHAWAKA AVE	018-6054-1820	COLE JASON R
3422 E MISHAWAKA AVE	018-6054-1821	NIEDBALSKI CHRIS
3102 E MISHAWAKA AVE	018-6057-1927	XARIS PROPERTIES LLC
3106 E MISHAWAKA AVE	018-6057-1928	CHARLES S HAYES INC
3112 E MISHAWAKA AVE	018-6057-1929	SHERMAISTER MOSHE & OFFENBACH JOAB
3114 E MISHAWAKA AVE	018-6057-1939	SPLIT ENZ LLC
3118 E MISHAWAKA AVE	018-6057-1940	HOUGH HAROLD L
911 S 32ND ST	018-6057-1941	HOUGH HAROLD & KARI
3122 E MISHAWAKA AVE	018-6057-194101	LOVIN PROPERTIES LLC
3202 E MISHAWAKA AVE	018-6057-1951	POUYA PROPERTIES LLC
3206 E MISHAWAKA AVE	018-6057-1952	KAPITAN AL & SHIRLEY
912 S 32ND ST	018-6057-1953	GERICKE RANDY G
3210 E MISHAWAKA AVE 1	018-6057-1954	KOKOT DALE A & MARCIA A KOVAS-KOKOT
3214 E MISHAWAKA AVE	018-6057-1965	SIKORSKI TODD A
3222 E MISHAWAKA AVE	018-6057-1966	HULLINGER JAMES L AND JENNIFER H REVOCABLE LIVING TRUST
3514 E MISHAWAKA AVE	018-6058-1977	GATES DANIEL L JR
3518 E MISHAWAKA AVE	018-6058-1978	SCHMITT GEORGE V III AND ENID REV TRUST AND AS TRUSTEES SEE TRANSFER NOTE
3524 E MISHAWAKA AVE	018-6058-1979	WILSON DONNIS TOD AND KELLY
3604 E MISHAWAKA AVE	018-6058-1989	STACY JESSE & MARY
3606 E MISHAWAKA AVE	018-6058-1990	TEPE FURNITURE INC.

3610 E MISHAWAKA AVE	018-6058-1991	OLSON TERRY SCOTT & RODGERS-OLSON DEBRA L 1/2INT,& WROBLEWSKI CASIMIR JEROME & CRYSTLE L 1/2INT AS TIC
3616 E MISHAWAKA AVE	018-6058-2002	KENT MATTHEW E AND KATHERINE M
3618 E MISHAWAKA AVE	018-6058-2003	LAMBORN DENNIS & FERRARO JANET
3620 E MISHAWAKA AVE	018-6058-2004	BOURTHOUMIEU JOHN
3624 E MISHAWAKA AVE	018-6058-2005	TMQ PROPERTIES LLC
911 S LOGAN ST	018-6058-2006	JBS CUSTOM HOMES LLC
837 S IRONWOOD DR 100	018-6061-2089	IRONWOOD MISHAWAKA LLC
2207 E MISHAWAKA AVE	018-6061-2101	SOUTHLAND CORPORATION
854 S 23RD ST	018-6062-2130	SOUTH BEND REAL ESTATE 4 LLC
2301 E MISHAWAKA AVE	018-6062-2131	KAMBOJ INC
Unimproved Parcel	018-6062-2145	ALLICO PROPERTY MANAGEMENT LLC
2323 E MISHAWAKA AVE	018-6062-2147	ALLICO PROPERTY MANAGEMENT LLC
2407 E MISHAWAKA AVE	018-6063-2159	BUZALSKI RAYMOND E & JUDITH
2411 E MISHAWAKA AVE	018-6063-2160	DAVID A NUFER LLC
Unimproved Parcel	018-6063-2174	MISHAWAKA FED SAV AND LOAN ASSO
2425 E MISHAWAKA AVE	018-6063-2175	MISHAWAKA FED SAVINGS AND LOAN ASSN
2501 E MISHAWAKA AVE	018-6064-2189	RIVER PARK POST 303 THE AMERICAN LEGION INC
2515 E MISHAWAKA AVE	018-6064-2202	CARRICO SUSAN TRUST AGREEMENT
2517 E MISHAWAKA AVE	018-6064-2203	BUDAGOV HANI & SHMUEL
2521 E MISHAWAKA AVE	018-6064-2204	MILLER RONALD L & ELIZABETH A
846 S 26TH ST	018-6065-2216	846 CANDIDA ABRAHAMSON REVOCABLE TRUST 10/21/15
2601 E MISHAWAKA AVE	018-6065-221601	KNAPP ANDREW H & LINDA R
2605 E MISHAWAKA AVE	018-6065-2217	LETTS KAREN



2609 E MISHAWAKA AVE	018-6065-2218	TADDEO HOLDINGS LLC
2615 E MISHAWAKA AVE	018-6065-2230	MANTHAY MARK A
2621 E MISHAWAKA AVE	018-6065-2231	FAMILY PET HOLDING LLC SEE TRANSFER NOTE
845 S 27TH ST	018-6065-2232	FAMILY PET HOLDING LLC SEE TRANSFER NOTE
Unimproved Parcel	018-6065-2233	FAMILY PET HOLDING LLC SEE TRANSFER NOTE
2623 E MISHAWAKA AVE	018-6065-2234	DADE PROPERTIES LLC
2701 E MISHAWAKA AVE 1	018-6066-2247	TABARAK REAL ESTATE HOLDINGS AND INVESTMENTS USA LLC
2705 E MISHAWAKA AVE	018-6066-2248	REYES MIZAEAL
2709 E MISHAWAKA AVE	018-6066-2249	HALL SANDRA ROLAND
2713 E MISHAWAKA AVE	018-6066-2261	MORGAN EARL K AND NANNIE L TRUSTEES OF EARL K MORGAN & NANNIE L MORGAN FAMILY TRUST NOV 7 1996 LIFE ESTATE
2717 E MISHAWAKA AVE	018-6066-2262	SHANNON ROBERT P & JOSETTE M
845 S 28TH ST	018-6066-2263	PAJAKOWSKI AMY A
2721 E MISHAWAKA AVE	018-6066-2264	FETHEROLF G L & MARYELLEN
2801 E MISHAWAKA AVE	018-6067-2276	KAPITAN AL
2805 E MISHAWAKA AVE	018-6067-2277	GEAN KENNETH R
2809 E MISHAWAKA AVE	018-6067-2278	WJA PROPERTIES LLC
2813 E MISHAWAKA AVE	018-6067-2288	ROLAND-HALL SANDRA
845 S 29TH ST	018-6067-2289	TAJTELBAUM NAOMI
2819 E MISHAWAKA AVE	018-6067-2290	LESSER DANIEL AND JANETTE
2821 E MISHAWAKA AVE	018-6067-2291	WEAVER CHARLES A
2901 E MISHAWAKA AVE 1	018-6067-2303	WEAVER PROPERTY SERVICES LLC BRIAN K WEAVER

2905 E MISHAWAKA AVE	018-6067-2304	WEAVER PROPERTY SERVICES LLC
2911 E MISHAWAKA AVE	018-6067-2305	GERMANO NANCY M
2915 E MISHAWAKA AVE	018-6084-2983	SOUTH BEND REAL ESTATE 2 LLC *SPECIAL CORP WARRANTY
2919 E MISHAWAKA AVE	018-6084-2984	DD & J PARTNERSHIP
2921 E MISHAWAKA AVE	018-6084-2985	DD & J PARTNERSHIP
2923 E MISHAWAKA AVE	018-6084-2986	DD & J PARTNERSHIP
2925 E MISHAWAKA AVE	018-6084-2988	DD & J PARTNERSHIP
2929 E MISHAWAKA AVE	018-6084-2990	RIVER PARK THEATER LLC
3001 E MISHAWAKA AVE	018-6084-2991	BENZUR MARK A
3011 E MISHAWAKA AVE	018-6084-2993	CASTOR LIQUIDATION LLC
3007 E MISHAWAKA AVE	018-6084-299301	CASTOR LIQUIDATION LLC
3013 E MISHAWAKA AVE	018-6084-2997	MYERS DAVID E & PAMELA S
3015 E MISHAWAKA AVE	018-6084-2999	MCGOWAN & MCGOWAN LLC
Unimproved Parcel	018-6084-3000	MCGOWAN & MCGOWAN LLC
3023 1/2 E MISHAWAKA AVE	018-6084-3001	EGENDOERFER KIM E
3031 E MISHAWAKA AVE 1	018-6084-3003	EGENDOEFER KIM E
3101 E MISHAWAKA AVE	018-6088-3123	ENGENDOERFER KIM
3105 E MISHAWAKA AVE	018-6088-3124	TROYER EMMETT K & CAROL L
3109 E MISHAWAKA AVE	018-6088-3125	EGENDOERFER KIM E SR AND REBECCA N
3113 E MISHAWAKA AVE	018-6088-3126	EGENDOERFER KIM E & EGENDOERFER REBECCA N
3121 E MISHAWAKA AVE	018-6088-3127	GLUECKERT JOHN C & MICHELLE C
3201 E MISHAWAKA AVE	018-6089-3151	HAWKINS CLIFFORD J & SHARITA SCOTT

3205 E MISHAWAKA AVE	018-6089-3152	WALKOWSKI CHRISTOPHER AND KRYSTAL
3209 E MISHAWAKA AVE	018-6089-3153	JULIES EYECARE INC
3213 E MISHAWAKA AVE	018-6089-3154	TREW PALMER BEVERLY A REVOCABLE TRUST AND AS TRUSTEE
3217 E MISHAWAKA AVE	018-6089-3155	HUPP THOMAS J
3221 E MISHAWAKA AVE	018-6089-3156	DAVIS DAVID D & LUNSFORD DAVIS PATSY
3301 E MISHAWAKA AVE	018-6091-3211	GRAY ESTATES LLC
3305 E MISHAWAKA AVE	018-6091-3212	PUGH STEPHEN T
3309 E MISHAWAKA AVE	018-6091-3213	PUGH MICHAEL D. AND SHARON M.
3313 E MISHAWAKA AVE	018-6091-3214	SHILUE CATHERINE
3317 E MISHAWAKA AVE	018-6091-3215	COLT LARRY D & ELIZABETH J
3323 E MISHAWAKA AVE	018-6091-3216	WEAVER STEVEN E
3401 E MISHAWAKA AVE	018-6091-3217	BARAJAS ROBERT & DEBRA
3405 E MISHAWAKA AVE	018-6091-3218	SAYGER ALLEN W & JANEL
3409 E MISHAWAKA AVE	018-6091-3219	CRAIG ERIC A & GLORIA K
3413 E MISHAWAKA AVE	018-6091-3220	GARRETT ROBERT W. & VICKIE GARRETT
3417 E MISHAWAKA AVE	018-6091-3221	BRATTON LANNY O
3421 E MISHAWAKA AVE	018-6091-3222	TROXEL DAVID JAMES
3501 E MISHAWAKA AVE	018-6096-3424	HAYEN STEPHANIE
3507 E MISHAWAKA AVE	018-6096-3425	JERZAK JENNY L
3509 E MISHAWAKA AVE	018-6096-3426	HOLM JAMES C
3513 E MISHAWAKA AVE	018-6096-3438	HOUSOUER NERLITA B

3517 E MISHAWAKA AVE	018-6096-3439	ANDREWS TODD
3523 E MISHAWAKA AVE	018-6096-3440	KISH DONALD G & KIRSTEN W SEE TRANSFER NOTE
3601 E MISHAWAKA AVE	018-6097-3462	JOLLY MICHAEL F
3609 E MISHAWAKA AVE	018-6097-3464	WILLIAMS CHRIS L & DIANA L
845 S LOGAN ST	018-6097-3476	JOHN SHERRY & MILLER JANETTE (1/2EA % BURKHART ADVERTISING
3617 E MISHAWAKA AVE	018-6097-3477	PROPERTIES OF VALUE LLC
3623 E MISHAWAKA AVE	018-6097-3479	OMA AND OPA LLC
Unimproved Parcel	018-6116-4167	BRENAY JAMES A & PHYLLIS M
1117 E MISHAWAKA AVE	018-6116-4169	BRENAY JAMES A & PHYLLIS M
1107 E MISHAWAKA AVE	018-6116-4171	B & A HOMES LLC
Unimproved Parcel	018-6131-4651	BLOSS DEL & DARYL RE #1 LLC
2620 E MISHAWAKA AVE	018-6137-4710	SURPLUS INSURANCE BROKERS AGENCY INC
2626 E MISHAWAKA AVE	018-6137-471001	NUFER DAVID A LLC
1601 LINCOLN WAY E	018-7079-2870	HIGHFIELD JAMES R % NUNEMAKERS
Unimproved Parcel	018-7079-2871	HIGHFIELD JAMES R % NUNEMAKERS
Unimproved Parcel	018-7079-2872	LEFTA LLC
1615 LINCOLN WAY E	018-7079-2873	INDIANA UNIVERSITY TRUSTEES OF
Unimproved Parcel	018-7079-287301	HIGHFIELD JAMES R
Unimproved Parcel	018-7079-2875	INDIANA UNIVERSITY TRUSTEES OF
Unimproved Parcel	018-7079-2876	INDIANA UNIVERSITY TRUSTEES OF
Unimproved Parcel	018-7079-2877	INDIANA UNIVERSITY TRUSTEES OF
1631 LINCOLN WAY E	018-7079-2879	INDIANA UNIVERSITY TRUSTEES OF
1641 LINCOLN WAY E	018-7079-2882	INDIANA UNIVERSITY FOUNDATION INC
Unimproved Parcel	018-7079-2883	INDIANA UNIVERSITY FOUNDATION INC
1717 LINCOLN WAY E	018-7079-2884	INDIANA UNIVERSITY FOUNDATION INC
1721 LINCOLN WAY E	018-7079-288409	INDIANA UNIVERSITY FOUNDATION INC

Property Address	Parcel ID	Owner of Record
1605 N IRONWOOD DR	024-1001-0402	SPIRIT MASTER FUNDING VI LLC
1539 N IRONWOOD DR	024-1001-040301	REAL ESTATE FINANCIAL GROUP INC
1519 N IRONWOOD DR	024-1001-0404	MCDONALDS USA LLC (169/13)% KADA PARTNERSHIP
1501 N IRONWOOD DR	024-1001-040501	KAMM PROPERTIES SOUTH INC
1437 N IRONWOOD DR	024-1001-0406	SPRING MILL INVESTMENTS LLC
1420 ROSEMARY LN	024-1001-040601	VILLAGE TERRE LIMITED PATNERSHIP % PORTAGE REALTY
UNIMPROVED PARCEL	024-1001-0412	SMOGAR LOUIS E JR AND SMOGAR ROBERT F W/ LIFE ESTATE FOR SMOGAR ROBERT F
2109 EDISON RD	024-1001-0413	SMOGAR LOUIS E JR AND SMOGAR ROBERT F W/ LIFE ESTATE FOR SMOGAR ROBERT F
2123 EDISON RD	024-1001-0414	HEIDNER PROPERTIES INC
2123 EDISON RD	024-1001-0415	HEIDNER PROPERTIES INC
1421 N IRONWOOD DR	024-1001-041701	CASA MARIN LLC
UNIMPROVED PARCEL	024-1001-041901	CASA MARIN LLC
UNIMPROVED PARCEL	024-1001-0421	SMOGAR LOUIS E JR AND SMOGAR ROBERT F W/ LIFE ESTATE FOR SMOGAR ROBERT F
2022 SOUTH BEND AVE	024-1001-0422	TOTH ENTERPRISES LLC
2022 SOUTH BEND AVE	024-1001-042201	TOTH ENTERPRISES LLC
2028 SOUTH BEND AVE	024-1001-0424	WAS RICHARD JR
2046 SOUTH BEND AVE	024-1001-0425	DEV H12 LLC
2122 SOUTH BEND AVE	024-1001-0428	DEV 2122/28 SR 23 LLC
1701 N IRONWOOD DR	024-1001-0429	DEV 1701 IRONWOOD LLC
2128 SOUTH BEND AVE	024-1001-042901	DEV 2122/28 SR 23 LLV
1701 N IRONWOOD DR	024-1001-0430	DEV 1701 IRONWOOD LLC
UNIMPROVED PARCEL	024-1001-0431	DEV 1701 IRONWOOD LLC
2150 SOUTH BEND AVE	024-1001-0432	EMRO MARKETING COMPANY
1725 N IRONWOOD DR	024-1001-0433	DEV 1725 IRONWOOD LLC
1733 N IRONWOOD DR	024-1001-0434	CGC REALTY LLC
1639 N IRONWOOD DR	024-1002-0551	INDIANA LAND TRUST 1639/2011
1635 N IRONWOOD DR	024-1002-0552	1635 IRONWOOD LLC
2101 E IRONWOOD CIR	024-1002-0553	JINCO INC
2029 E IRONWOOD CIR	024-1002-0554	JINCO INC
2101 IRONWOOD CIR	024-1002-0555	JINCO INC
2004 E IRONWOOD CIR	024-1002-0556	FTC PROPERTIES LLC
2004 E IRONWOOD CIR	024-1002-0557	FTC PROPERTIES LLC
2004 E IRONWOOD CIR	024-1002-0558	FTC PROPERTIES LLC
2010 E IRONWOOD CIR	024-1002-0559	FTC PROPERTIES LLC
2018 E IRONWOOD CIR	024-1002-0560	LAKE COUNTY TRUST COMPANY TRUST NO 6297
2026 E IRONWOOD CIR	024-1002-0561	2026 IRONWOOD CIRCLE ASSOCIATES LLC
2104 E IRONWOOD CIR	024-1002-0562	SIERADZKI JAMES Z & CHRISTINE E
UNIMPROVED PARCEL	024-1002-0563	SPIRIT MASTER FUNDING VI LLC
2012 E IRONWOOD CIR	024-1002-0564	JOSI PROPERTIES LLC
1662 W TURTLE CREEK DR	024-1003-0565	UND PROPERTY OWNER LLC

1841 SOUTH BEND AVE	024-1003-056601	FORTUNE WORLD INC
1733 SOUTH BEND AVE	024-1003-056602	OUYANG WEI
1801 SOUTH BEND AVE	024-1003-056603	FORTUNE WORLD INC
1735 SOUTH BEND AVE	024-1003-056604	HAYES CHARLES S INC
1717 SOUTH BEND AVE	024-1003-0567	BOTH FEET LLC
1723 SOUTH BEND AVE	024-1003-0569	FORTUNE WORLD INC
1707 SOUTH BEND AVE	024-1008-0619	WITT DAVID A
UNIMPROVED PARCEL	024-1008-0620	WITT DAVID A
1711 SOUTH BEND AVE	024-1008-0621	WITT DAVID A
1711 SOUTH BEND AVE	024-1008-0622	WITT DAVID A
1903 EDISON RD	024-1008-0630	MULDOON JOHN F
1919 EDISON RD	024-1008-0631	HAMEL TRAVIS J
1424 HARRINGTON DR	024-1008-0632	LUTZ DAVID W AND AMELIA A O
UNIMPROVED PARCEL	024-1008-0633	LUTZ DAVID W AND AMELIA A O
UNIMPROVED PARCEL	024-1008-063301	RADOMSKI JAMES AND BRANDY
1516 HARRINGTON DR	024-1008-0634	RADOMSKI JAMES AND BRANDY
1522 HARRINGTON DR	024-1008-0635	JOHNSON DAVID R
1530 HARRINGTON DR	024-1008-0636	JONES JANET
1555 ROSEMARY LN	024-1008-0637	SONG QIYANG
1517 ROSEMARY LN	024-1008-0638	MUNDY MARGARET AND JAMES
1515 ROSEMARY LN	024-1008-0639	RIDGES JACKIE
1423 ROSEMARY LN	024-1008-0640	ROBINET PEDRO G
1415 ROSEMARY LN	024-1008-0641	VARGA JOSEPH PATRICK-
1937 EDISON RD	024-1008-0642	PLUNKETT JAMES R & DIANE M
2007 EDISON RD	024-1008-0643	JAMES ANDREA L
2025 EDISON RD	024-1008-0644	TGM PROPERTIES LLC
1952 CHARLES ST	024-1008-0645	OUYANG WEI
1944 CHARLES ST	024-1008-0647	MUNDT LEO N & MARY ELLEN
1932 CHARLES ST	024-1008-0648	CERVANTES VINCENTE T & ANNA M
1932 CHARLES ST	024-1008-0649	CERVANTES VICENTE T & ANNA M
1920 CHARLES ST	024-1008-0650	LEWIS TOBIN KNAPP AND SUZANNE BRAY
1740 SOUTH BEND AVE	024-1008-0654	BEACH HOUSE LLC
1820 SOUTH BEND AVE	024-1008-0655	BTW HOLDINGS LLC
1818 SOUTH BEND AVE	024-1008-0656	BTW HOLDINGS LLC
UNIMPROVED PARCEL	024-1008-0657	BTW HOLDINGS LLC
1902 SOUTH BEND AVE	024-1008-0658	BTW HOLDINGS LLC
1904 SOUTH BEND AVE	024-1008-0659	STATE OF INDIANA
UNIMPROVED PARCEL	024-1008-0660	STATE OF INDIANA
UNIMPROVED PARCEL	024-1008-0661	STATE OF INDIANA
UNIMPROVED PARCEL	024-1008-066101	WAS RICHARD JR
UNIMPROVED PARCEL	024-1008-0662	STATE OF INDIANA
1939 CHARLES ST	024-1008-0663	FTC PROPERTIES LLC
1939 CHARLES ST	024-1008-0664	FTC PROPERTIES LLC
1947 CHARLES ST	024-1008-0665	FCT PROPERTIES LLC
2007 SOUTH BEND AVE	024-1106-539710	SALVATION ARMY
1801 N IRISH WAY	024-1106-539712	IRISH WAY LLC
UNIMPROVED PARCEL	024-1106-539714	SALVATION ARMY

## **Appendix D – DEVELOPMENT AREA PLAN DOCUMENTS**

The following plans cover all or some of the River East 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**

- [East Bank Village Master Plan – Phase 1](#) (2008)
- [Howard Park Neighborhood Plan](#) (2012)

### **COMMERCIAL CORRIDOR PLANS**

- [Mishawaka Avenue Streetscape Beautification Plan](#) (2008)

### **VENUES, PARKS & ARTS PLANS**

- [Riverfront Parks & Trails Conceptual Framework \(View Riverfront Parks & Trails Page\)](#) (2016)