



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

AGENDA

Monday, November 18, 2024 - 4:00 P.M.

County-City Building
Fourth-Floor Council Chambers
www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

- A. REZONINGS – None for consideration
- B. MAJOR SUBDIVISIONS – None for consideration
- C. TEXT AMENDMENTS - None for consideration
- D. DEVELOPMENT PLANS
 - 1. RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA
PC#0231-24
 - 2. RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER WEST DEVELOPMENT AREA
PC#0232-24
 - 3. A RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE SOUTH SIDE DEVELOPMENT AREA
PC#0233-24

E. COMBINED HEARINGS

- 1. **Name:** IRON CREEK VILLAS MAJOR SUBDIVISION **PC#0227-24**
Location: 17023 HEPLER STREET
Petitioner: FOX CREEK, LLC
Requested Action:
 - Subdivision:
Major Subdivision
 - Variance(s):
 - 1) From the maximum number of units in a cottage court from 5 units to 10 units;
 - 2) From the maximum width of a duplex from 48' to 120'
 - 3) From the minimum front yard setback on Hickory Road from 15' to 5'
 - 4) From the requirement of a frontage type to no frontage type on facades facing Hickory Road.

Petition Tabled



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ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

Name: HOAGLAND ND ESTATES MINOR SUBDIVISION **PC#0228-24**
Location: 1351 CORBY BLVD

B. FINDINGS OF FACT – None for consideration

C. MINUTES – October 21, 2024

D. UPDATES FROM STAFF

E. ADJOURNMENT

Requested Action

RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA

Project Summary

On October 24, 2024, the South Bend Redevelopment Commission approved and adopted its Resolution No. 3612 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 purpose of the River East Development Area Plan is as follows:

- 1) To provide a broad vision and strategy for the economic and physical revitalization of the River East Development Area, and
- 2) To establish a framework for ongoing collaborative planning efforts involving residents and other property owners, business owners, civic associations, institutional partners, and local government, and
- 3) To promote high quality, impactful projects consistent with best practice planning principles.

Recommendation

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Plan Commission approve the resolution.

RESOLUTION NO. _____

**RESOLUTION OF THE SOUTH BEND PLAN COMMISSION
APPROVING RESOLUTIONS OF THE SOUTH BEND
REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF
THE RIVER EAST DEVELOPMENT AREA**

WHEREAS, the South Bend Area Plan Commission (the “Area Plan Commission”), is the body charged with the duty of developing a general plan of development for the City of South Bend, Indiana (the “City”); and

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the South Bend Department of Redevelopment (the “Department”) on October 24, 2024, approved and adopted its Resolution No. 3612 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”); 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 existing River East Development Area; (ii) added certain parcels of property to the River East Area property acquisition list; and (iii) approved an amended and restated development plan for the River East Area (the “River East Plan”); and

WHEREAS, the Plan Commission desires to approve the River East Declaratory Resolution (the “Declaratory Resolutions”) and the Amended and Restated River East Development Plan; and

WHEREAS, the Commission has submitted the Declaratory Resolutions and the Amended and Restated Plans to the Plan Commission for approval pursuant to the provision of Indiana Code 36-7-14, as amended (the “Act”), which Declaratory Resolutions and Amended and Restated Plans are attached hereto and made a part hereof; and

WHEREAS, pursuant to the provisions of the Act, the Plan Commission desires to issue its written order approving the Declaratory Resolution and the Amended and Restated Plan;

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

1. The Declaratory Resolution and the Amended and Restated Plan conform to the plan of the development of the City.
2. The Amended and Restated Plan is in all respects approved, ratified and confirmed.

3. The River East Declaratory Resolution (i) designating and declaring certain territory to expand the existing River East Area; (ii) adding certain property to the River East acquisition list; and (iii) approving the River East Plan is in all respects approved, ratified and confirmed.

4. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Amended and Restated Plan pursuant to Indiana Code 36-7-14-16.

5. The Secretary of the Plan Commission is hereby directed to file copies of the Declaratory Resolutions and the Amended and Restated Plans with the minutes of this public meeting.

PASSED, ISSUED AND APPROVED by the South Bend Plan Commission this _____ day of November, 2024.

SOUTH BEND PLAN COMMISSION

President

ATTEST:

Secretary



RIVER EAST DEVELOPMENT AREA PLAN



CITY OF SOUTH BEND
AMENDED AND RESTATED 2024

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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] East Development Area. [Declaratory Resolution No. 3228 and Confirming Resolution No. 3255] In 2019 the River East Development Area was further expanded ([Declaratory Resolution No. 3479 and Confirming Resolution No. 3486 and again in 2022 ([Declaratory Resolution No. 3548 and Confirming Resolution No. 3549]

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 / List of Potential Projects

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to finance the following costs:

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.
9. All other projects and purposes permitted by law.

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 added 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).

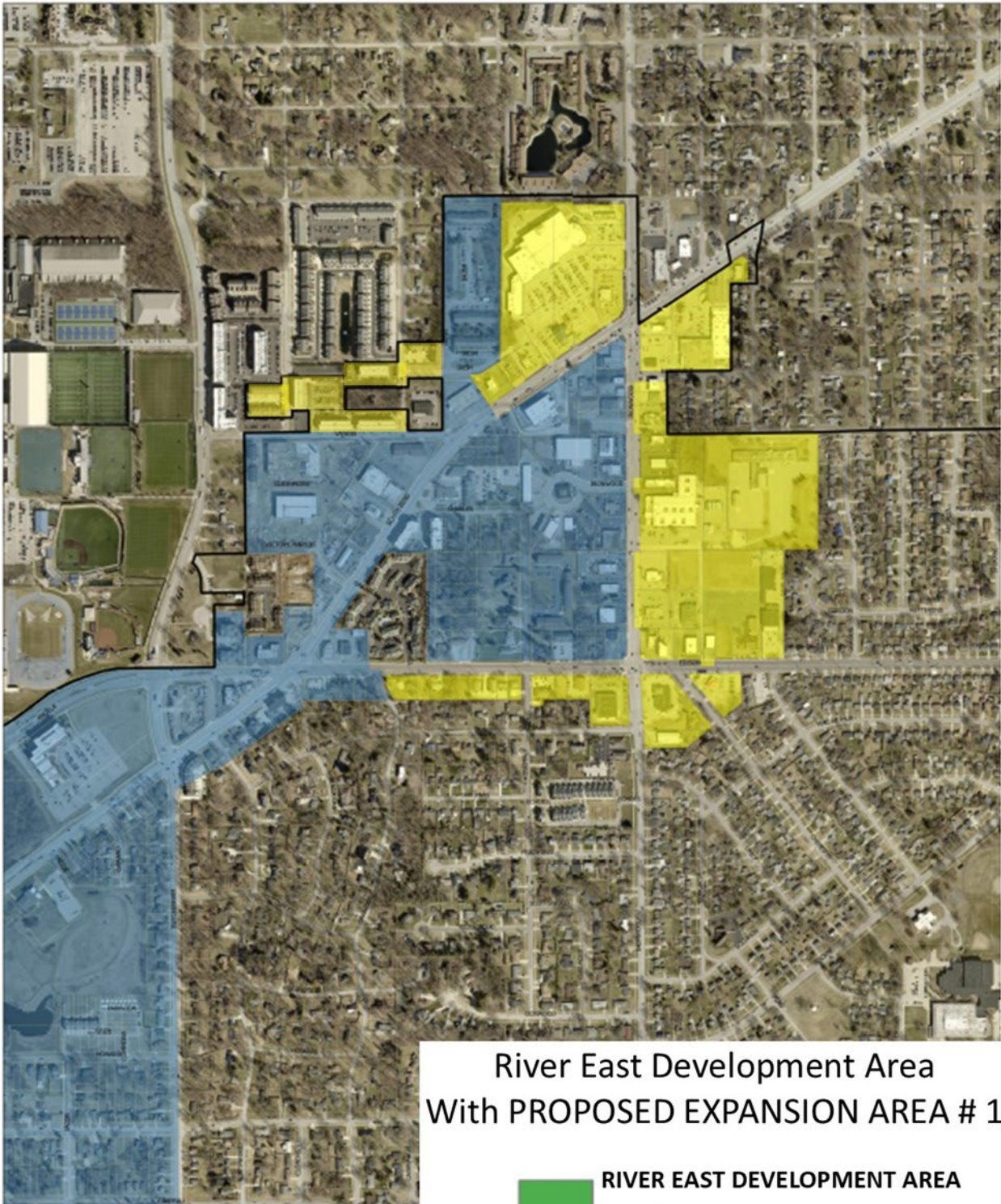
Estimated Costs of Acquisition and Economic Development to the River East Development Area

Because the Commission does not intend to acquire property for the potential projects, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the potential projects. The estimated cost of the potential projects is not expected to exceed an amount that can be raised based on the amount of tax increment revenues generated in the Allocation Area.



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



River East Development Area
With PROPOSED EXPANSION AREA # 1

-  RIVER EAST DEVELOPMENT AREA EXISTING
-  RIVER EAST DEVELOPMENT AREA PROPOSED EXPANSION AREA # 1



River East Development Area
With PROPOSED EXPANSION AREA # 2

-  RIVER EAST DEVELOPMENT AREA EXISTING
-  RIVER EAST DEVELOPMENT AREA PROPOSED EXPANSION AREA # 2

Appendix B – LEGAL DESCRIPTION

10-16-24 REVISED LEGAL DESCRIPTION OF THE RIVER EAST TIF DISTRICT (FORMERLY BOUNDARY OF THE NNDA TIF)

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 OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF TWYCKENHAM DRIVE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE CONRAIL RAILROAD (A.K.A. PENN CENTRAL RAILROAD); THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF IRONWOOD ROAD ALSO BEING THE EAST CORPORATE LIMIT LINE OF SOUTH BEND; THENCE NORTH ALONG SAID CENTERLINE AND CORPORATE LIMIT LINE TO A POINT WHICH IS EAST OF THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY EAST AND THE WEST RIGHT-OF-WAY LINE OF IRONWOOD DRIVE; THENCE WEST TO SAID INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY EAST AND THE WEST RIGHT-OF-WAY LINE OF IRONWOOD DRIVE; THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE OF IRONWOOD DRIVE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-7079-2884.06 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LINCOLNWAY EAST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-7079-288409 IN RECORDS OF SAID AUDITOR'S OFFICE; 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 EXTENSION 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 SOUTHERLY 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 EXTENSION 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 CONTINUING 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 AND CROSSING OAK RIDGE DRIVE TO THE NORTHWEST CORNER OF LOT 55 IN SAID PLAT; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID LOT 55 AND LOTS 57, 58, 59, 60, 61, 62 AND 63 IN SAID PLAT TO THE NORTHEAST CORNER OF SAID LOT 63; THENCE CONTINUING EAST AND CROSSING ROSEMARY LANE TO A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID ROSEMARY LANE WITH THE CENTERLINE OF A VACATED 20 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG THE CENTERLINE OF SAID VACATED ALLEY TO THE WEST LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-5148-5526 IN RECORDS OF SAID ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTH RIGHT-OF-WAY LINE OF OAK PARK DRIVE; THENCE EAST ALONG SAID NORTH LINE AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF IRONWOOD DRIVE; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 40 IN THE PLAT OF EDISON PARK AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE EAST AND NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 40 AND LOTS 41, 42, AND LOT 100 IN SAID PLAT TO THE NORTHEASTERLY CORNER OF SAID LOT 100; THENCE NORTHEASTERLY CROSSING CHIMES BOULEVARD TO THE NORTHWESTERLY CORNER OF LOT 101 IN SAID EDISON PARK PLAT; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 101 TO THE SOUTHWEST CORNER OF LOT 194 IN SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 194 AND 195 IN SAID AND THE WEST LINE OF LOT "A" IN THE PLAT OF EDISON PARK 2ND REPLAT AS RECORDED IN THE RECORDS OF SAID COUNTY AND ITS' NORTHERLY EXTENSION CROSSING EDISON ROAD, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID EDISON ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT 21 IN THE PLAT OF EDISON PARK 4TH ADDITION, SECTION "A" AS RECORDED IN THE RECORDS OF SAID COUNTY, THENCE ALONG THE WEST LINE OF SAID LOT 21 AND LOTS 25, 26, 27, 28 AND 29 IN SAID PLAT TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 AND LOT 30 IN SAID PLAT TO THE SOUTHWEST CORNER OF LOT 40 IN THE PLAT OF EDISON PARK 4TH ADDITION, SECTION "B" AS RECORDED IN THE RECORDS OF SAID COUNTY, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 40 AND LOTS 41, 42, 43, 44, 45, 46, 47, 48 AND THE NORTHERLY EXTENSION OF SAID WEST LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ROSE STREET, SAID CENTERLINE ALSO BEING A SOUTH BEND CORPORATE LIMIT LINE; THENCE WEST ALONG SAID CENTERLINE AND CORPORATE LIMIT LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE PLAT OF MAPLE LANE SUBDIVISION, AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ROOSEVELT STREET; THENCE EAST ALONG SAID CENTERLINE TO A POINT WHICH IS 30 FOOT SOUTH OF THE SOUTHWEST CORNER OF LOT 154 IN THE PLAT OF SAID MAPLE LANE SUBDIVISION; THENCE NORTH TO SAID SOUTHWEST LOT CORNER AND CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 154 AND LOTS 153, 152, 151 AND 150 TO THE NORTHWEST CORNER OF SAID LOT 150; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT AND THE WEST RIGHT-OF-WAY LINE OF MAPLE LANE AVENUE; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF S.R. 23 (A.K.A. SOUTH BEND AVENUE); THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF IRONWOOD DRIVE; THENCE NORTH ALONG SAID EAST LINE AND THE SOUTH BEND CORPORATE LIMIT LINE TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DUNN ROAD (A.K.A. HELPER STREET); THENCE WEST CROSSING IRONWOOD DRIVE AND CONTINUING WEST ALONG SAID NORTH LINE OF DUNN ROAD AND ALONG SAID CORPORATE LIMIT LINE TO A POINT WHICH IS DIRECTLY NORTH OF THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 24-1106-5397.12 AS SHOWN IN THE RECORDS OF SAID COUNTY AUDITOR'S OFFICE; THENCE SOUTH TO SAID NORTHWEST PARCEL CORNER; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 40 IN THE PLAT OF VANESS PLAT AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WILLIS AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE PLAT OF VANESS PLAT SECOND REPLAT AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID PLAT AND ITS' WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BURDETTE STREET; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE PLAT OF BURDETTE STREET VILLAS 2ND MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH ALONG THE WEST LINE OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID PLAT SAID CORNER ALSO BEING ON THE WEST LINE OF THE PLAT OF BURDETTE STREET VILLAS MINOR SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID PLAT AND ITS' EASTERLY EXTENSION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BURDETTE STREET; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE SAID PLAT OF VANESS PLAT SECOND REPLAT; THENCE EAST AND SOUTH ALONG SAID WESTERLY LINE TO THE NORTH RIGHT-OF-WAY OF VANESS STREET; THENCE

EAST ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF WILLIS STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 26 IN SAID VANESS PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND ITS' EASTERLY EXTENSION TO THE EAST RIGHT-OF-WAY LINE OF SAID WILLIS STREET; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 02-1106-539101 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 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 1091.22 ACRES MORE OR LESS.

Appendix C

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
2024 – Area 1		
UNIMPROVED PARCEL	018-5148-5541	DREYER KEVIN C AND DIECKGRAFE CYNTHIA
UNIMPROVED PARCEL	018-5148-5542	DREYER KEVIN C AND DIECKGRAFE CYNTHIA
UNIMPROVED PARCEL	018-5148-5544	LINBACK VERNON C & LULU B
UNIMPROVED PARCEL	018-5148-5558	MILLER BENJAMIN R AND CHRISTINA LEE RAINS
UNIMPROVED PARCEL	018-5148-5559	TRAN TUYET MAI THI
UNIMPROVED PARCEL	024-1001-0431	DEV 1701 IRONWOOD LLC
UNIMPROVED PARCEL	024-1001-043501	SCHNEIDER TAMARA, TRUSTEE OF THE TAMARA R SCHNEIDER TRUST
UNIMPROVED PARCEL	024-1001-0447	DZ 23 PROPERTIES LLC
UNIMPROVED PARCEL	024-1001-0448	FIRST BANK & TRUST CO OF SOUTH BEND % CONTROLLER 1ST SOURCE BANK
UNIMPROVED PARCEL	024-1022-050901	IRONWOOD NORTH LP
UNIMPROVED PARCEL	024-1022-0510	J A MIRKIN REALTY INC
UNIMPROVED PARCEL	024-1022-051001	CS MIRKIN LLC UND 1/2 INT & MIRKIN KATHY & DAVID UND 1/2 INT
UNIMPROVED PARCEL	024-1106-538009	WEXFORD PLACE TOWNHOMES OWNERS ASSOC
UNIMPROVED PARCEL	024-1106-539713	MATHEOS MINAS M
UNIMPROVED PARCEL	024-1106-539714	SALVATION ARMY
UNIMPROVED PARCEL	024-1106-539719	MATHEOS MINAS M
UNIMPROVED PARCEL	024-2023-056901	CIVIL CITY OF SOUTH BEND
1306 N IRONWOOD DR	018-5153-5730	HOUNSHELL CHARLES F SR AND CHERYL A
1318 N IRONWOOD DR	018-5153-5690	MASON EQUITY GROUP LLC
1321 CHIMES BLVD	018-5153-578901	NOWOSTAWSKI ERNEST S & DOROTHY A REVOC LIV TRUST NOWOSTAWSKI ERNEST S & DOROTHY A TRUSTEES NOWOSTAWSKI ERNEST S & DOROTHY A RETAIN A LIFE ESTATE
1322 CHIMES BLVD	018-5155-5869	DAVIS BRADLEY
1326 N IRONWOOD DR	018-5153-569002	SCP 2001A-CSF-20 LLC C/O CVS CORPORATION - STORE #6463 C/O E PROPERTY RAX INC DEPT 123
1331 CHIMES BLVD	018-5153-569003	MAGNUSON C WESLEY JR
1351 N IRONWOOD DR	018-5148-5526	COLE WG SOUTH BEND (IRONWOOD) IN LLC
1356 OAKRIDGE DR	018-5148-5545	LINBACK VERNON C & LULU B
1404 N IRONWOOD DR	024-1001-0399	BHATT HITESH
1430 N IRONWOOD DR	024-1001-0398	LAYTART NANCY L
1516 N IRONWOOD DR	024-1001-0393	DELAERE RONALD A REVOC TRUST W/ RONALD AS TRUSTEE
1602 N IRONWOOD DR	024-1001-0409	UNIVERSITY OF NOTRE DAME DU LAC ATTEN JAMES J LYPHOUT
1620 N IRONWOOD DR	024-1001-0408	HP REAL ESTATE LLC
1628 N IRONWOOD DR	024-1001-0435	SCHNEIDER TAMARA, TRUSTEE OF THE TAMARA R SCHNEIDER TRUST
1636 N IRONWOOD DR	024-1001-0407	SCHNEIDER TAMARA R TRUSTEE TAMARA R SCHNEIDER TRUST
1701 N IRONWOOD DR	024-1001-0429	DEV 1701 IRONWOOD LLC
1701 N IRONWOOD DR	024-1001-0430	DEV 1701 IRONWOOD LLC
1710 N IRONWOOD DR	024-1001-045601	SHK HOLDINGS LLC
1713 BURDETTE ST	024-1106-538101	USA MIDWEST PROVINCE OF THE SOCIETY OF JESUS ST IGNATIUS TRUST
1715 BURDETTE ST	024-1106-5388	SCANNELL TIMOTHY J & BRIGID WD 6625 10-08-08
1717 BURDETTE ST	024-1106-538102	USA MIDWEST PROVINCE OF THE SOCIETY OF JESUS ST IGNATIUS TRUST
1719 BURDETTE ST	024-1106-538801	CRAIG RANCH INVETMENTS LP

1721 BURDETTE ST	024-1106-538103	SCANNELL TIMOTHY J AND BRIGID M
1723 BURDETTE ST	024-1106-538802	MYERS NYLCE PRADA 2015 REVOCABLE TRUST W MYERS NYLCE PRADA AND JACK FRANCIS AS TRUSTEES
1724 N IRONWOOD DR	024-1001-0411	GMK PROPERTIES LLC
1725 BURDETTE ST	024-1106-538104	FERREIRA WILLIAM JOSEPH & FERREIRA PAM WILLIAM LIVING TRUST & AS TRUSTEES
1725 N IRONWOOD DR	024-1001-0433	DEV 1725 IRONWOOD LLC
1727 BURDETTE ST	024-1106-538803	LOMBARDI JOSEPH J
1728 N IRONWOOD DR	024-1001-0410	CE LEE REAL ESTATE LLC
1729 BURDETTE ST	024-1106-538105	ONEILL TIMOTHY D
1731 BURDETTE ST	024-1106-538804	BOSCO MICHAEL F 1/4INT AND BOSCO ABIGAIL L 1/4INT AND BOSCO MARK S 1/4INT AND BOSCO AMANDA L 1/4INT
1733 BURDETTE ST	024-1106-538106	FRAUENHOFER FAMILY REV INTER VIVOS TRUST
1733 N IRONWOOD DR	024-1001-0434	AUGIES LOCKER ROOM INC
1735 BURDETTE ST	024-1106-538805	MAD FAMILY ENTERPRISES LLC WD5528 09-08-08
1737 BURDETTE ST	024-1106-538107	WAINSCOTT DARLA S REVOCABLE TRUST AND WAINSCOTT DARLA S AND JAMES L AS TRUSTEES
1744 WILLIS AVE	024-1106-538008	WILLIAMS ROBERT J JR REVOCABLE TRUST
1748 WILLIS AVE	024-1106-538007	WILLIS STREET LLC WD5651 08-10-07
1752 WILLIS AVE	024-1106-538006	CJX2 IN PROPERTIES LLC
1754 WILLIS AVE	024-1106-538005	CJ HOLDINGS LLC WD5190 08-01-07
1758 WILLIS AVE	024-1106-538004	BRADY TIMOTHY T & MARIANNE D & CLARE D
1762 WILLIS AVE	024-1106-538003	BLUE BUBBLES LLC
1766 WILLIS AVE	024-1106-538002	CANTINAS PROPERTIES LLC
1770 WILLIS AVE	024-1106-538001	PROJECT ROMAR LLC
1801 IRISH WAY	024-1106-539712	1801 IRISH WAY LLC
1826 EDISON RD	018-5148-5543	DREYER KEVIN C AND DIECKGRAFE CYNTHIA
1855 VANESS ST	024-1106-5383	IRISH ROW STUDENT HOUSING DST
1881 IRONWOOD RD	024-1022-0509	DUNN RD DEVELOPMENT LLC
1912 EDISON RD	018-5148-5540	PA SERGIO PROPERTIES LLC
1918 EDISON RD	018-5148-5539	PA SERGIO PROPERTIES LLC
1924 EDISON RD	018-5148-5538	PA SERGIO PROPERTIES LLC
1930 EDISON RD	018-5148-5537	DAVENPORT JOHN W & CATHERINE M
2004 EDISON RD	018-5148-5536	R B REALTY LLC
2007 SOUTH BEND AVE	024-1106-539710	SALVATION ARMY
2015 SOUTH BEND AVE	024-1106-539721	LANE'S PROPERTIES INC
2016 EDISON RD	018-5148-5534	EDISON ROAD PROPERTY LLC
2017 SOUTH BEND AVE	024-1106-539720	MATHEOS MINAS M
2019 SOUTH BEND AVE	024-1106-539707	MATHEOS MINAS M
2047 SOUTH BEND AVE	024-1106-539702	IRONWOOD NORTH LP A DELAWARE LTD PARTNERSHIP
2081 SOUTH BEND AVE	024-1106-539709	CS MIRKIN LLC
2101 SOUTH BEND AVE	024-1106-539703	IRONWOOD NORTH LP A DELAWARE LTD PARTNERSHIP
2104 EDISON RD	018-5148-5532	EDISON ROAD PROPERTY LLC
2171 SOUTH BEND AVE	024-1022-051002	J A MIRKIN REALTY INC % SAM MIRKIN
2202 SOUTH BEND AVE	024-1001-0456	GREENWOOD PLAZA LLC
2202 SOUTH BEND AVE	024-1001-045602	GREENWOOD PLAZA LLC
2230 SOUTH BEND AVE	024-1001-045603	GREENWOOD PLAZA LLC
2304 EDISON RD	018-5155-586801	MCCLURE STORE #50 LLC

2307 EDISON RD	024-1001-039401	STOUT JACQUELINE L REV TRUST
2309 EDISON RD	024-1001-0394	MCGANN J PATRICK
2313 EDISON RD	024-1001-0395	MCGANN J PATRICK
2319 EDISON RD	024-1001-0397	LOCAL 364 BUILDING CORP
2326 EDISON RD	018-5155-5868	MMA REAL ESTATE LLC
2330 SOUTH BEND AVE	024-2077-3499	DZ 23 PROPERTIES LLC
2402 E ROSE ST	024-2023-056902	UNITED STATES OF AMERICA
2405 EDISON RD	024-1001-0396	LOCAL 364 BLDG CORP
2410 EDISON RD	018-5155-5915	TOWER GROUP LLC
2410 EDISON RD	018-5155-5916	TOWER GROUP LLC
2410 EDISON RD	018-5155-5918	TOWER GROUP LLC
2417 EDISON RD	024-1001-0459	UNITED STATES OF AMERICA
2501 EDISON RD	024-1001-0122	TU LOI H & HUONG THI DANH
2024 – Area 2		
PropAddress	ParcelIdCounty	OwnerName
18408 KILLEEN CT	0	
18408 KILLEEN CT	0	
1502 LINCOLN WAY E	018-7074-2705	F B T REALTY CORP % CONTROLLER 1ST SOURCE BANK
1508 LINCOLN WAY E	018-7074-2707	F B T REALTY CORP % CONTROLLER 1ST SOURCE BANK
1514 LINCOLN WAY E	018-7074-2708	MCDANIEL ANNA MAE
1518 LINCOLN WAY E	018-7074-2709	MCDANIEL ANNA MAE
1528 LINCOLN WAY E	018-7074-2710	MCDANIEL ANNA MAE
1614 S TWYCKENHAM DR	018-7074-2713	JENNINGS RANDALL W & BEVERLY M
1618 S TWYCKENHAM DR	018-7074-2714	JENNINGS RANDALL W & BEVERLY M
1622 S TWYCKENHAM DR	018-7074-2715	TITANIUM CAPITAL INVESTMENTS LLC
1630 S TWYCKENHAM DR	018-7074-2716	SULT IRA L JR & ZORA HW & FRANK T JTWROS
1611 CAROLINE ST	018-7074-2717	CUSTARD SUSAN K
1615 CAROLINE ST	018-7074-2718	JAARDA BRIAN J & NELDA J
1617 CAROLINE ST	018-7074-2719	IRVIN SHAWN M
1621 CAROLINE ST	018-7074-2720	VANGUARD PROPERTY GROUP LLC
1602 LINCOLN WAY E	018-7074-2721	H AND S PROPERTY MANAGEMENT LLC
UNIMPROVED PARCEL	018-7074-2722	H AND S PROPERTY MANAGEMENT LLC
1610 LINCOLN WAY E	018-7074-2723	KOEHLER RONALD E
1614 LINCOLN WAY E	018-7074-2724	KOEHLER RONALD E
1618 LINCOLN WAY E	018-7074-2725	NAYLOR DONALD W
1630 LINCOLN WAY E	018-7074-2728	THRASHER MICHAEL M & MICHELLE M W/ROS
1634 LINCOLN WAY E	018-7074-2729	THRASHER MICHAEL M & MICHELLE M W/ROS
UNIMPROVED PARCEL	018-7074-2730	KOEHLER RONALD E
UNIMPROVED PARCEL	018-7074-2731	KOEHLER RONALD E
1622 CAROLINE ST	018-7074-2732	KOEHLER RONALD E
1626 CAROLINE ST	018-7074-2733	KOEHLER RONALD E
1617 ELDORA CT	018-7074-2734	KOEHLER RONALD E
1621 ELDORA CT	018-7074-2735	KOEHLER RONALD E

1623 ELDORA CT	018-7074-2736	KOEHLER RONALD E
1625 ELDORA CT	018-7074-2737	KOEHLER RONALD E
1616 ELDORA CT	018-7074-2738	FARR JOHN M
1620 ELDORA CT	018-7074-2739	KING LAMIER WILLIE
1624 ELDORA CT	018-7074-2740	LEE BARBARA L
1638 LINCOLN WAY E	018-7075-2741	KOEHLER RONALD E
1642 LINCOLN WAY E	018-7075-2742	SEAN HOFFMAN REAL ESTATE HOLDING LLC
1603 ROBINSON ST	018-7075-2743	SEAN HOFFMAN REAL ESTATE HOLDING LLC
1607 ROBINSON ST	018-7075-2744	TAYLOR RONALD D & DEE ANGELA
1611 ROBINSON ST	018-7075-2745	CHALULU DUNCAN
1615 ROBINSON ST	018-7075-2746	KOEHLER RON
1619 ROBINSON ST	018-7075-2747	GUEST DOUGLAS SR
1704 LINCOLN WAY E	018-7075-2748	AUTO MART OF MICHIANA INC
1610 ROBINSON ST	018-7075-274801	STEVENS PHILLIP
1712 LINCOLN WAY E	018-7075-2753	SHEETS JAMES E & BETH A
1615 FLORINE CT	018-7075-2757	RIVERA FAUSTO F & MIRAMONTES MARIA D HW
1619 FLORINE CT	018-7075-2758	RIVERA FAUSTO F & MIRAMONTES MARIA D HW
UNIMPROVED PARCEL	018-7075-2759	KAMBOJ INC
1726 LINCOLN WAY E	018-7075-2760	KAMBOJ INC
1612 FLORINE CT	018-7075-2761	KAMBOJ INC
1616 FLORINE CT	018-7075-2762	KAMBOJ INC
1620 FLORINE CT	018-7075-2763	KAMBOJ INC
1945 LINCOLN WAY E	018-7079-288401	H AND M SOUTH BEND LLC
1903 LINCOLN WAY E	018-7079-288402	LINCOLNWOOD RETAIL LLC
1835 LINCOLN WAY E	018-7079-288403	MEDOW DONALD B 1980 REV TRUST AND MEDOW SHARON 1980 REV TRUST
1821 LINCOLN WAY E	018-7079-288404	D'SOUZA FELIX & LORRAINE
1847 LINCOLN WAY E	018-7079-288405	SL HOLDINGS LLC
1807 LINCOLN WAY E	018-7079-288407	D'SOUZA FELIX & LORRAINE
1763 LINCOLN WAY E	018-7079-288408	TRUSTEES OF INDIANA UNIVERSITY
1915 LINCOLN WAY E	018-7079-288410	COMMUNITYWIDE FEDERAL CREDIT UNION
UNIMPROVED PARCEL	018-7079-288411	LINCOLNWOOD RETAIL LLC
1910 LINCOLN WAY E	018-7079-2894	MCDANIEL GERALD D CREDIT TRUST AND MCDANIEL ANNA MAE AS TRUSTEE ONE HALF INT AND MCDANIEL ANNA MAE ONE HALF INT
1850 LINCOLN WAY E	018-7079-289401	MCDONALD'S CORP % KADA PARTNERSHIP
1824 LINCOLN WAY E	018-7079-289404	1824-1830 LINCOLNWAY LLC
1830 LINCOLN WAY E	018-7079-289405	VENTURE INVESTMENTS LLC
1740 LINCOLN WAY E	018-7079-2896	KAMBOJ INC
1936 LINCOLN WAY E	018-7079-2898	BOARD OF COMMISSIONERS OF THE COUNTY OF ST JOSEPH STATE INDIANA
1956 LINCOLN WAY E	018-7079-2899	BOARD OF COMM COUNTY OF ST JOSEPH
1622 LINCOLN WAY E	018-7074-2726	1622 LLC
Unimproved Parcel	018-7079-289901	L KELLY 18 LLC

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)
- [Northeast Neighborhood Plan](#) (2022)

COMMERCIAL CORRIDOR PLANS

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

VENUES, PARKS & ARTS PLANS

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

EXHIBIT D

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
2024 – Area 1		
UNIMPROVED PARCEL	018-5148-5541	DREYER KEVIN C AND DIECKGRAFE CYNTHIA
UNIMPROVED PARCEL	018-5148-5542	DREYER KEVIN C AND DIECKGRAFE CYNTHIA
UNIMPROVED PARCEL	018-5148-5544	LINBACK VERNON C & LULU B
UNIMPROVED PARCEL	018-5148-5558	MILLER BENJAMIN R AND CHRISTINA LEE RAINS
UNIMPROVED PARCEL	018-5148-5559	TRAN TUYET MAI THI
UNIMPROVED PARCEL	024-1001-0431	DEV 1701 IRONWOOD LLC
UNIMPROVED PARCEL	024-1001-043501	SCHNEIDER TAMARA, TRUSTEE OF THE TAMARA R SCHNEIDER TRUST
UNIMPROVED PARCEL	024-1001-0447	DZ 23 PROPERTIES LLC
UNIMPROVED PARCEL	024-1001-0448	FIRST BANK & TRUST CO OF SOUTH BEND % CONTROLLER 1ST SOURCE BANK
UNIMPROVED PARCEL	024-1022-050901	IRONWOOD NORTH LP
UNIMPROVED PARCEL	024-1022-0510	J A MIRKIN REALTY INC
UNIMPROVED PARCEL	024-1022-051001	CS MIRKIN LLC UND 1/2 INT & MIRKIN KATHY & DAVID UND 1/2 INT
UNIMPROVED PARCEL	024-1106-538009	WEXFORD PLACE TOWNHOMES OWNERS ASSOC
UNIMPROVED PARCEL	024-1106-539713	MATHEOS MINAS M
UNIMPROVED PARCEL	024-1106-539714	SALVATION ARMY
UNIMPROVED PARCEL	024-1106-539719	MATHEOS MINAS M
UNIMPROVED PARCEL	024-2023-056901	CIVIL CITY OF SOUTH BEND
1306 N IRONWOOD DR	018-5153-5730	HOUNSHELL CHARLES F SR AND CHERYL A
1318 N IRONWOOD DR	018-5153-5690	MASON EQUITY GROUP LLC
1321 CHIMES BLVD	018-5153-578901	NOWOSTAWSKI ERNEST S & DOROTHY A REVOC LIV TRUST NOWOSTAWSKI ERNEST S & DOROTHY A TRUSTEES NOWOSTAWSKI ERNEST S & DOROTHY A RETAIN A LIFE ESTATE
1322 CHIMES BLVD	018-5155-5869	DAVIS BRADLEY
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1331 CHIMES BLVD	018-5153-569003	MAGNUSON C WESLEY JR
1351 N IRONWOOD DR	018-5148-5526	COLE WG SOUTH BEND (IRONWOOD) IN LLC
1356 OAKRIDGE DR	018-5148-5545	LINBACK VERNON C & LULU B
1404 N IRONWOOD DR	024-1001-0399	BHATT HITESH
1430 N IRONWOOD DR	024-1001-0398	LAYTART NANCY L
1516 N IRONWOOD DR	024-1001-0393	DELAERE RONALD A REVOC TRUST W/ RONALD AS TRUSTEE
1602 N IRONWOOD DR	024-1001-0409	UNIVERSITY OF NOTRE DAME DU LAC ATTEN JAMES J LYPHOUT
1620 N IRONWOOD DR	024-1001-0408	HP REAL ESTATE LLC
1628 N IRONWOOD DR	024-1001-0435	SCHNEIDER TAMARA, TRUSTEE OF THE TAMARA R SCHNEIDER TRUST
1636 N IRONWOOD DR	024-1001-0407	SCHNEIDER TAMARA R TRUSTEE TAMARA R SCHNEIDER TRUST
1701 N IRONWOOD DR	024-1001-0429	DEV 1701 IRONWOOD LLC
1701 N IRONWOOD DR	024-1001-0430	DEV 1701 IRONWOOD LLC
1710 N IRONWOOD DR	024-1001-045601	SHK HOLDINGS LLC
1713 BURDETTE ST	024-1106-538101	USA MIDWEST PROVINCE OF THE SOCIETY OF JESUS ST IGNATIUS TRUST
1715 BURDETTE ST	024-1106-5388	SCANNELL TIMOTHY J & BRIGID WD 6625 10-08-08
1717 BURDETTE ST	024-1106-538102	USA MIDWEST PROVINCE OF THE SOCIETY OF JESUS ST IGNATIUS TRUST
1719 BURDETTE ST	024-1106-538801	CRAIG RANCH INVETMENTS LP

1721 BURDETTE ST	024-1106-538103	SCANNELL TIMOTHY J AND BRIGID M
1723 BURDETTE ST	024-1106-538802	MYERS NYLCE PRADA 2015 REVOCABLE TRUST W MYERS NYLCE PRADA AND JACK FRANCIS AS TRUSTEES
1724 N IRONWOOD DR	024-1001-0411	GMK PROPERTIES LLC
1725 BURDETTE ST	024-1106-538104	FERREIRA WILLIAM JOSEPH & FERREIRA PAM WILLIAM LIVING TRUST & AS TRUSTEES
1725 N IRONWOOD DR	024-1001-0433	DEV 1725 IRONWOOD LLC
1727 BURDETTE ST	024-1106-538803	LOMBARDI JOSEPH J
1728 N IRONWOOD DR	024-1001-0410	CE LEE REAL ESTATE LLC
1729 BURDETTE ST	024-1106-538105	ONEILL TIMOTHY D
1731 BURDETTE ST	024-1106-538804	BOSCO MICHAEL F 1/4INT AND BOSCO ABIGAIL L 1/4INT AND BOSCO MARK S 1/4INT AND BOSCO AMANDA L 1/4INT
1733 BURDETTE ST	024-1106-538106	FRAUENHOFER FAMILY REV INTER VIVOS TRUST
1733 N IRONWOOD DR	024-1001-0434	AUGIES LOCKER ROOM INC
1735 BURDETTE ST	024-1106-538805	MAD FAMILY ENTERPRISES LLC WD5528 09-08-08
1737 BURDETTE ST	024-1106-538107	WAINSCOTT DARLA S REVOCABLE TRUST AND WAINSCOTT DARLA S AND JAMES L AS TRUSTEES
1744 WILLIS AVE	024-1106-538008	WILLIAMS ROBERT J JR REVOCABLE TRUST
1748 WILLIS AVE	024-1106-538007	WILLIS STREET LLC WD5651 08-10-07
1752 WILLIS AVE	024-1106-538006	CJX2 IN PROPERTIES LLC
1754 WILLIS AVE	024-1106-538005	CJ HOLDINGS LLC WD5190 08-01-07
1758 WILLIS AVE	024-1106-538004	BRADY TIMOTHY T & MARIANNE D & CLARE D
1762 WILLIS AVE	024-1106-538003	BLUE BUBBLES LLC
1766 WILLIS AVE	024-1106-538002	CANTINAS PROPERTIES LLC
1770 WILLIS AVE	024-1106-538001	PROJECT ROMAR LLC
1801 IRISH WAY	024-1106-539712	1801 IRISH WAY LLC
1826 EDISON RD	018-5148-5543	DREYER KEVIN C AND DIECKGRAFE CYNTHIA
1855 VANESS ST	024-1106-5383	IRISH ROW STUDENT HOUSING DST
1881 IRONWOOD RD	024-1022-0509	DUNN RD DEVELOPMENT LLC
1912 EDISON RD	018-5148-5540	PA SERGIO PROPERTIES LLC
1918 EDISON RD	018-5148-5539	PA SERGIO PROPERTIES LLC
1924 EDISON RD	018-5148-5538	PA SERGIO PROPERTIES LLC
1930 EDISON RD	018-5148-5537	DAVENPORT JOHN W & CATHERINE M
2004 EDISON RD	018-5148-5536	R B REALTY LLC
2007 SOUTH BEND AVE	024-1106-539710	SALVATION ARMY
2015 SOUTH BEND AVE	024-1106-539721	LANE'S PROPERTIES INC
2016 EDISON RD	018-5148-5534	EDISON ROAD PROPERTY LLC
2017 SOUTH BEND AVE	024-1106-539720	MATHEOS MINAS M
2019 SOUTH BEND AVE	024-1106-539707	MATHEOS MINAS M
2047 SOUTH BEND AVE	024-1106-539702	IRONWOOD NORTH LP A DELAWARE LTD PARTNERSHIP
2081 SOUTH BEND AVE	024-1106-539709	CS MIRKIN LLC
2101 SOUTH BEND AVE	024-1106-539703	IRONWOOD NORTH LP A DELAWARE LTD PARTNERSHIP
2104 EDISON RD	018-5148-5532	EDISON ROAD PROPERTY LLC
2171 SOUTH BEND AVE	024-1022-051002	J A MIRKIN REALTY INC % SAM MIRKIN
2202 SOUTH BEND AVE	024-1001-0456	GREENWOOD PLAZA LLC
2202 SOUTH BEND AVE	024-1001-045602	GREENWOOD PLAZA LLC
2230 SOUTH BEND AVE	024-1001-045603	GREENWOOD PLAZA LLC
2304 EDISON RD	018-5155-586801	MCCLURE STORE #50 LLC

2307 EDISON RD	024-1001-039401	STOUT JACQUELINE L REV TRUST
2309 EDISON RD	024-1001-0394	MCGANN J PATRICK
2313 EDISON RD	024-1001-0395	MCGANN J PATRICK
2319 EDISON RD	024-1001-0397	LOCAL 364 BUILDING CORP
2326 EDISON RD	018-5155-5868	MMA REAL ESTATE LLC
2330 SOUTH BEND AVE	024-2077-3499	DZ 23 PROPERTIES LLC
2402 E ROSE ST	024-2023-056902	UNITED STATES OF AMERICA
2405 EDISON RD	024-1001-0396	LOCAL 364 BLDG CORP
2410 EDISON RD	018-5155-5915	TOWER GROUP LLC
2410 EDISON RD	018-5155-5916	TOWER GROUP LLC
2410 EDISON RD	018-5155-5918	TOWER GROUP LLC
2417 EDISON RD	024-1001-0459	UNITED STATES OF AMERICA
2501 EDISON RD	024-1001-0122	TU LOI H & HUONG THI DANH
2024 – Area 2		
PropAddress	ParcelIdCounty	OwnerName
18408 KILLEEN CT	0	
18408 KILLEEN CT	0	
1502 LINCOLN WAY E	018-7074-2705	F B T REALTY CORP % CONTROLLER 1ST SOURCE BANK
1508 LINCOLN WAY E	018-7074-2707	F B T REALTY CORP % CONTROLLER 1ST SOURCE BANK
1514 LINCOLN WAY E	018-7074-2708	MCDANIEL ANNA MAE
1518 LINCOLN WAY E	018-7074-2709	MCDANIEL ANNA MAE
1528 LINCOLN WAY E	018-7074-2710	MCDANIEL ANNA MAE
1614 S TWYCKENHAM DR	018-7074-2713	JENNINGS RANDALL W & BEVERLY M
1618 S TWYCKENHAM DR	018-7074-2714	JENNINGS RANDALL W & BEVERLY M
1622 S TWYCKENHAM DR	018-7074-2715	TITANIUM CAPITAL INVESTMENTS LLC
1630 S TWYCKENHAM DR	018-7074-2716	SULT IRA L JR & ZORA HW & FRANK T JTWROS
1611 CAROLINE ST	018-7074-2717	CUSTARD SUSAN K
1615 CAROLINE ST	018-7074-2718	JAARDA BRIAN J & NELDA J
1617 CAROLINE ST	018-7074-2719	IRVIN SHAWN M
1621 CAROLINE ST	018-7074-2720	VANGUARD PROPERTY GROUP LLC
1602 LINCOLN WAY E	018-7074-2721	H AND S PROPERTY MANAGEMENT LLC
UNIMPROVED PARCEL	018-7074-2722	H AND S PROPERTY MANAGEMENT LLC
1610 LINCOLN WAY E	018-7074-2723	KOEHLER RONALD E
1614 LINCOLN WAY E	018-7074-2724	KOEHLER RONALD E
1618 LINCOLN WAY E	018-7074-2725	NAYLOR DONALD W
1630 LINCOLN WAY E	018-7074-2728	THRASHER MICHAEL M & MICHELLE M W/ROS
1634 LINCOLN WAY E	018-7074-2729	THRASHER MICHAEL M & MICHELLE M W/ROS
UNIMPROVED PARCEL	018-7074-2730	KOEHLER RONALD E
UNIMPROVED PARCEL	018-7074-2731	KOEHLER RONALD E
1622 CAROLINE ST	018-7074-2732	KOEHLER RONALD E
1626 CAROLINE ST	018-7074-2733	KOEHLER RONALD E
1617 ELDORA CT	018-7074-2734	KOEHLER RONALD E
1621 ELDORA CT	018-7074-2735	KOEHLER RONALD E

1623 ELDORA CT	018-7074-2736	KOEHLER RONALD E
1625 ELDORA CT	018-7074-2737	KOEHLER RONALD E
1616 ELDORA CT	018-7074-2738	FARR JOHN M
1620 ELDORA CT	018-7074-2739	KING LAMIER WILLIE
1624 ELDORA CT	018-7074-2740	LEE BARBARA L
1638 LINCOLN WAY E	018-7075-2741	KOEHLER RONALD E
1642 LINCOLN WAY E	018-7075-2742	SEAN HOFFMAN REAL ESTATE HOLDING LLC
1603 ROBINSON ST	018-7075-2743	SEAN HOFFMAN REAL ESTATE HOLDING LLC
1607 ROBINSON ST	018-7075-2744	TAYLOR RONALD D & DEE ANGELA
1611 ROBINSON ST	018-7075-2745	CHALULU DUNCAN
1615 ROBINSON ST	018-7075-2746	KOEHLER RON
1619 ROBINSON ST	018-7075-2747	GUEST DOUGLAS SR
1704 LINCOLN WAY E	018-7075-2748	AUTO MART OF MICHIANA INC
1610 ROBINSON ST	018-7075-274801	STEVENS PHILLIP
1712 LINCOLN WAY E	018-7075-2753	SHEETS JAMES E & BETH A
1615 FLORINE CT	018-7075-2757	RIVERA FAUSTO F & MIRAMONTES MARIA D HW
1619 FLORINE CT	018-7075-2758	RIVERA FAUSTO F & MIRAMONTES MARIA D HW
UNIMPROVED PARCEL	018-7075-2759	KAMBOJ INC
1726 LINCOLN WAY E	018-7075-2760	KAMBOJ INC
1612 FLORINE CT	018-7075-2761	KAMBOJ INC
1616 FLORINE CT	018-7075-2762	KAMBOJ INC
1620 FLORINE CT	018-7075-2763	KAMBOJ INC
1945 LINCOLN WAY E	018-7079-288401	H AND M SOUTH BEND LLC
1903 LINCOLN WAY E	018-7079-288402	LINCOLNWOOD RETAIL LLC
1835 LINCOLN WAY E	018-7079-288403	MEDOW DONALD B 1980 REV TRUST AND MEDOW SHARON 1980 REV TRUST
1821 LINCOLN WAY E	018-7079-288404	D'SOUZA FELIX & LORRAINE
1847 LINCOLN WAY E	018-7079-288405	SL HOLDINGS LLC
1807 LINCOLN WAY E	018-7079-288407	D'SOUZA FELIX & LORRAINE
1763 LINCOLN WAY E	018-7079-288408	TRUSTEES OF INDIANA UNIVERSITY
1915 LINCOLN WAY E	018-7079-288410	COMMUNITYWIDE FEDERAL CREDIT UNION
UNIMPROVED PARCEL	018-7079-288411	LINCOLNWOOD RETAIL LLC
1910 LINCOLN WAY E	018-7079-2894	MCDANIEL GERALD D CREDIT TRUST AND MCDANIEL ANNA MAE AS TRUSTEE ONE HALF INT AND MCDANIEL ANNA MAE ONE HALF INT
1850 LINCOLN WAY E	018-7079-289401	MCDONALD'S CORP % KADA PARTNERSHIP
1824 LINCOLN WAY E	018-7079-289404	1824-1830 LINCOLNWAY LLC
1830 LINCOLN WAY E	018-7079-289405	VENTURE INVESTMENTS LLC
1740 LINCOLN WAY E	018-7079-2896	KAMBOJ INC
1936 LINCOLN WAY E	018-7079-2898	BOARD OF COMMISSIONERS OF THE COUNTY OF ST JOSEPH STATE INDIANA
1956 LINCOLN WAY E	018-7079-2899	BOARD OF COMM COUNTY OF ST JOSEPH
1622 LINCOLN WAY E	018-7074-2726	1622 LLC
Unimproved Parcel	018-7079-289901	L KELLY 18 LLC

Requested Action

RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER WEST DEVELOPMENT AREA

Project Summary

On October 24, 2024, the South Bend Redevelopment Commission approved and adopted its Resolution No. 3611 entitled "Resolution of the South Bend Redevelopment Commission Amending the Boundaries of the River West Development Area and the River West Development Area Allocation Area No. 1, Amending and Restating the Development Plan for Said Area and Regarding Related Matters".

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

- 1) To provide a broad vision and strategy for the economic and physical revitalization of the River West Development Area, and
- 2) To establish a framework for ongoing collaborative planning efforts involving residents and other property owners, business owners, civic associations, institutional partners, and local government, and
- 3) To promote high quality, impactful projects consistent with best practice planning principles.

Recommendation

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Plan Commission approve the resolution.

RESOLUTION NO. _____

**RESOLUTION OF THE SOUTH BEND PLAN COMMISSION
APPROVING RESOLUTIONS OF THE SOUTH BEND
REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF
THE RIVER WEST DEVELOPMENT AREA.**

WHEREAS, the South Bend Area Plan Commission (the “Area Plan Commission”), is the body charged with the duty of developing a general plan of development for the City of South Bend, Indiana (the “City”); and

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the South Bend Department of Redevelopment (the “Department”) on October 24, 2024, approved and adopted its Resolution No. 3611 entitled “Resolution of the South Bend Redevelopment Commission Amending the Boundaries of the River West Development Area and the River West Development Area Allocation Area No. 1, Amending and Restating the Development Plan for Said Area and Regarding Related Matters” (the “River West Declaratory Resolution”); and

WHEREAS, the River West 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 existing River West Development Area; (ii) added certain parcels of property to the River West Area property acquisition list; and (iii) approved an amended and restated development plan for the River West Area (the “River West Plan”); and

WHEREAS, the Plan Commission desires to approve the River West Declaratory Resolution (the “Declaratory Resolutions”) and the Amended and Restated River West Development Plan; and

WHEREAS, the Commission has submitted the Declaratory Resolutions and the Amended and Restated Plans to the Plan Commission for approval pursuant to the provision of Indiana Code 36-7-14, as amended (the “Act”), which Declaratory Resolutions and Amended and Restated Plans are attached hereto and made a part hereof; and

WHEREAS, pursuant to the provisions of the Act, the Plan Commission desires to issue its written order approving the Declaratory Resolution and the Amended and Restated Plan;

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

1. The Declaratory Resolution and the Amended and Restated Plan conform to the plan of the development of the City.
2. The Amended and Restated Plan is in all respects approved, ratified and confirmed.

3. The River West Declaratory Resolution (i) designating and declaring certain territory to expand the existing River West Area; (ii) adding certain property to the River West acquisition list; and (iii) approving the River West Plan is in all respects approved, ratified and confirmed.

4. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Amended and Restated Plan pursuant to Indiana Code 36-7-14-16.

5. The Secretary of the Plan Commission is hereby directed to file copies of the Declaratory Resolutions and the Amended and Restated Plans with the minutes of this public meeting.

PASSED, ISSUED AND APPROVED by the South Bend Plan Commission this _____ day of November, 2024.

SOUTH BEND PLAN COMMISSION

President

ATTEST:

Secretary



RIVER WEST DEVELOPMENT AREA PLAN



CITY OF SOUTH BEND
AMENDED AND RESTATED 2024

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Purpose

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

- To provide a broad vision and strategy for the economic and physical revitalization of the River West 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 West Development Area

The South Bend Redevelopment Commission designated the Central Downtown Urban Renewal Area in 1968 [Declaratory Resolution No.215 and Confirming Resolution No.233]. The Central Downtown Urban Renewal Area was merged with the Northeast Development Area and the Monroe Sample Development Area in 1985 to create the South Bend Central Development Area. [Declaratory Resolution No.737 and Confirming Resolution No.739] The South Bend Central Development Area West of the River was merged with the Airport Economic Development Area in 2014 to form the River West Development Area. [Declaratory Resolution No.3229 and Confirming Resolution No.3256] In 2019 the River West Development Area was further expanded to add certain territory [Declaratory Resolution No. 3478 and Confirming Resolution No. 3485]

Location of River West Development Area

The River West Development Area includes downtown South Bend, the Southwest, Far Westside and Airport 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 West 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 West Development Plan.

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

The following are the goals and objectives for the River West Development Area:

Goals / Objectives/List of Potential Projects

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to finance the following costs:

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.
2. *Transportation*: Provide a 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 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 and 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.
 - f. Further evolution as a center of warehousing and distribution
 - g. Seek connections to technology
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.
 9. All other projects and purposes permitted by law.

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 West Development Area Plan meets the following required findings by the Redevelopment Commission pursuant to state law (36-7-14-15(a)):

1. The River West 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 West 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 West Development Area; and
4. The amendment is reasonable and appropriate when considered in relation to the original resolution or plan for the River West 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.
- 6.

Acquisition of Real Property in the River West Development Area

In connection with the accomplishment of this River West Development Plan, the South Bend Redevelopment Commission shall include all added 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).

Estimated Costs of Acquisition and Economic Development to the River West Development Area

Because the Commission does not intend to acquire property for the potential projects, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the potential projects. The estimated cost of the potential projects is not expected to exceed an amount that can be raised based on the amount of tax increment revenues generated in the Allocation Area.

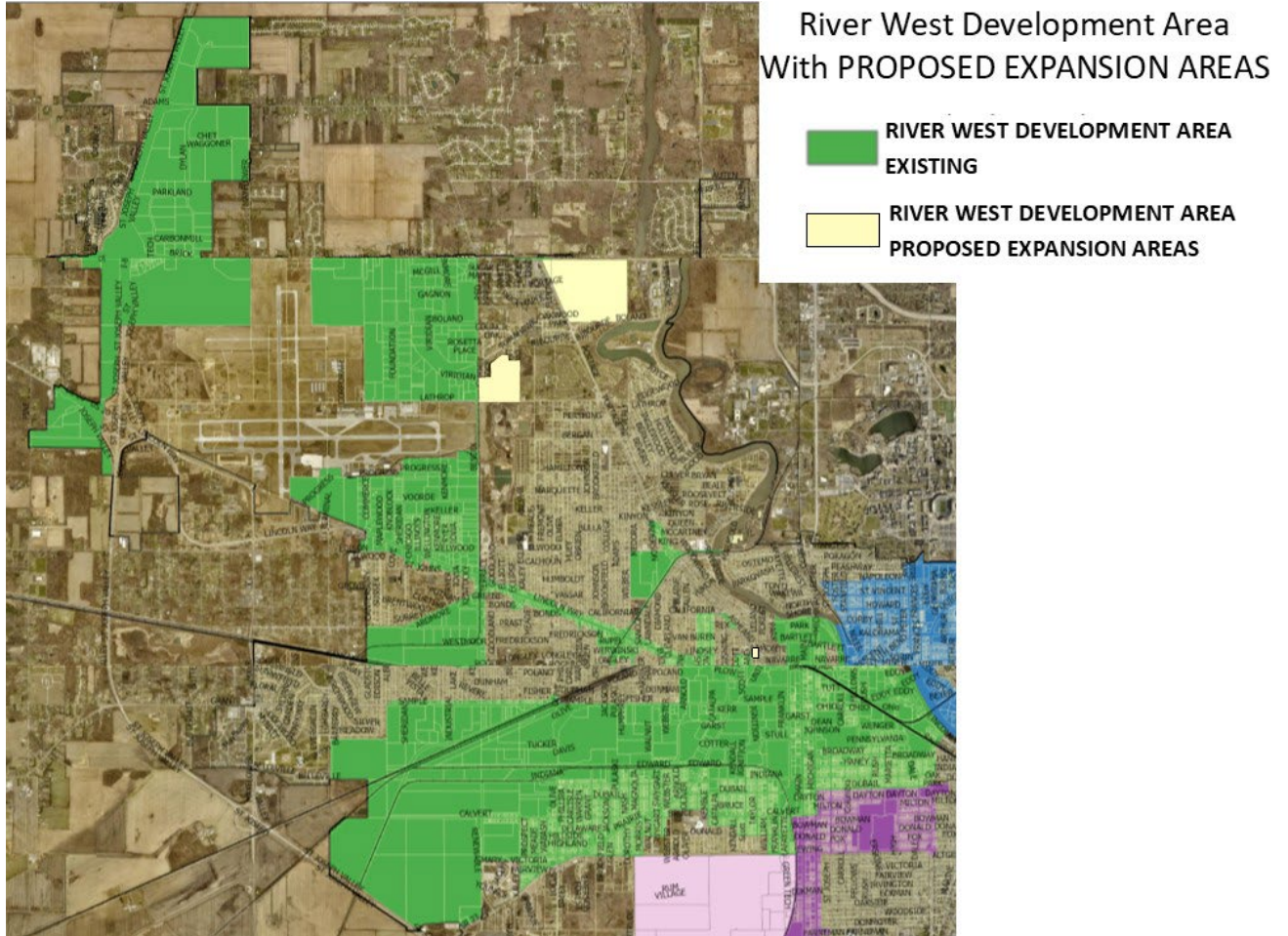
Procedure for Amendment of the River West Development Area Plan

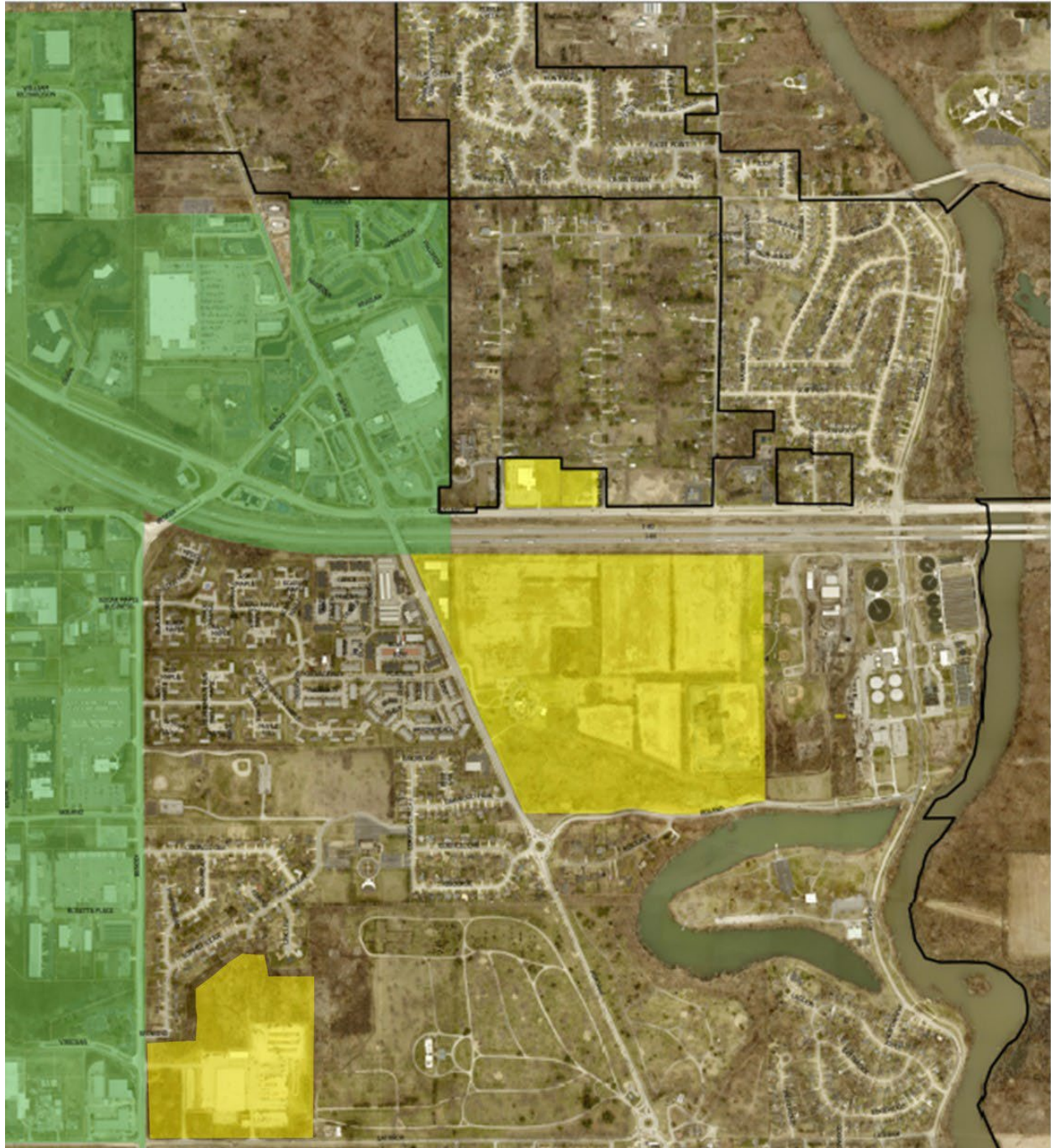
The River West Development Area Plan may be amended by resolution of the South Bend Redevelopment Commission in accordance with state law (I.C. 36-7-14-17.5).), which currently has requirements for Council and public input and comment Any change affecting any property or contractual right may be made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

APPENDIX

Appendix A – MAP OF DEVELOPMENT AREA BOUNDARY

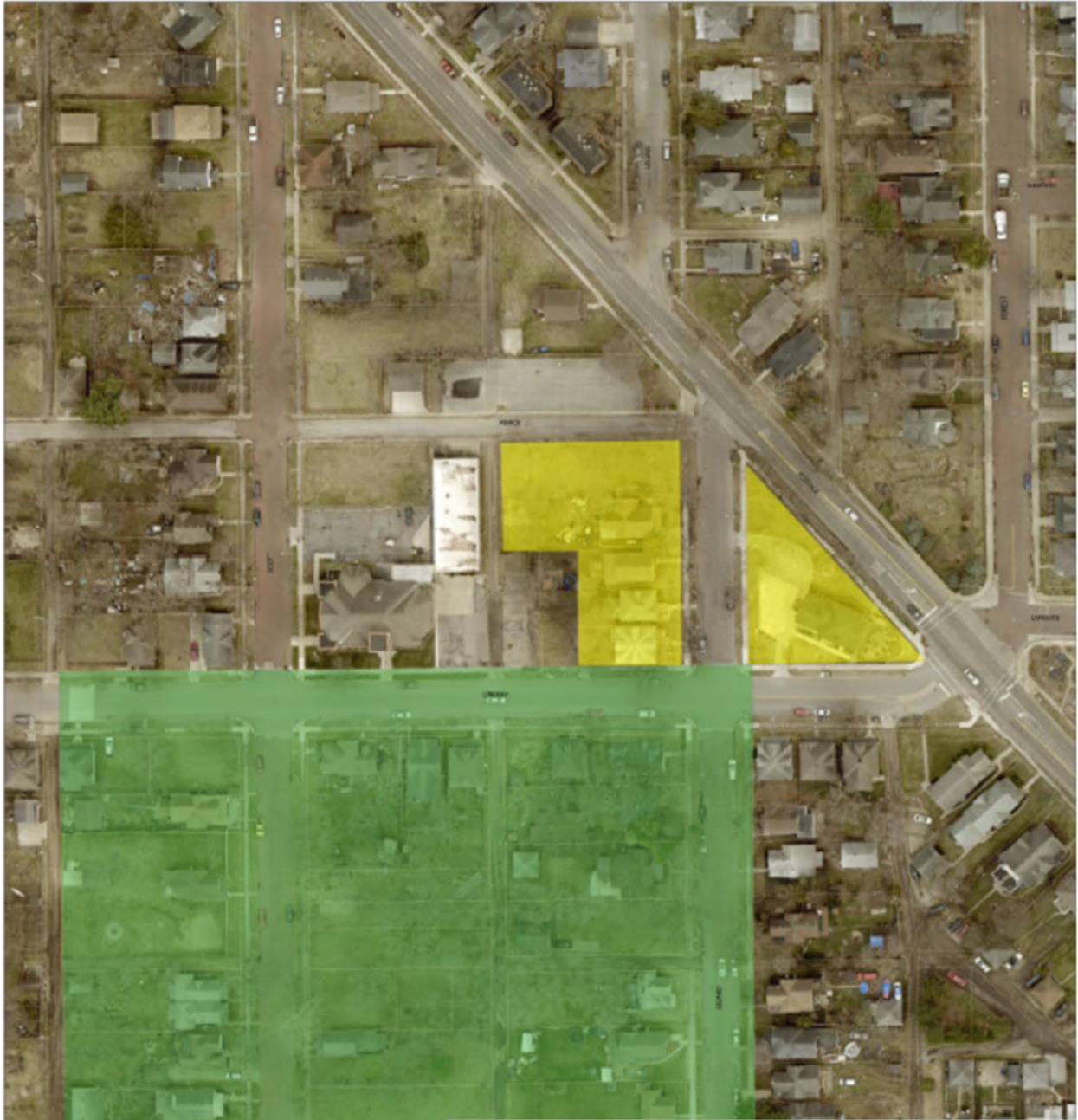
Provides boundary, streets, public improvements per IC 36-7-14-15(b)(1)





River West Development Area
With PROPOSED EXPANSION AREA #1 and #1A

-  RIVER WEST DEVELOPMENT AREA EXISTING
-  RIVER WEST DEVELOPMENT AREA PROPOSED EXPANSION AREA #1/1A



River West Development Area
With PROPOSED EXPANSION AREA # 2

 RIVER WEST DEVELOPMENT AREA
EXISTING

 RIVER WEST DEVELOPMENT AREA
PROPOSED EXPANSION AREA # 2

Appendix B – LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE RIVER WEST DEVELOPMENT AREA AFTER ADDITION AND CONTRACTIONS

REVISED RIVER WEST TIF DISTRICT 10-16-24

A PART OF SECTION 24 IN TOWNSHIP 38 NORTH, RANGE 1 EAST, AND SECTIONS 7,8,17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, AND 34 IN TOWNSHIP 38 NORTH, RANGE 2 EAST, AND SECTIONS 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23 AND 24 IN TOWNSHIP 37 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 37 NORTH, RANGE 3 EAST, IN GERMAN AND PORTAGE TOWNSHIPS, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF LINCOLN WAY WEST AND THE EASTERLY RIGHT-OF-WAY LINE OF BENDIX DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 233 IN LINCOLN TERRACE ADDITION RECORDED IN PLAT BOOK 13, PAGES 82-83 IN THE OFFICE OF RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE SOUTHEASTERLY ALONG NORTH RIGHT-OF-WAY LINE OF LINCOLN WAY WEST, A DISTANCE OF 572.5 FEET TO THE SOUTHEAST CORNER OF LOT 215 IN SAID LINCOLN TERRACE ADDITION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 125.5 FEET (ASSUMED) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARMORE TRAIL PROJECTED EASTERLY 31.5 FEET (ASSUMED) FROM THE NORTHEAST CORNER OF LOT 1 OF LINCOLN MANOR 2ND ADDITION AS RECORDED IN PLAT BOOK 11, PAGE 143 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 69 DEGREES 30 MINUTES WEST PARALLEL WITH THE CENTERLINE OF SAID ARDMORE TRAIL (PREVIOUSLY CRUMSTOWN AVENUE), A DISTANCE OF 381.5 (ASSUMED) TO THE NORTHWEST CORNER OF LOT 8 IN SAID LINCOLN MANOR 2ND ADDITION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1958.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WESTMORE STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WESTMORE STREET, A DISTANCE OF 9 FEET TO THE NORTHEAST CORNER OF LOT 9 IN LINCOLN MANOR 3RD ADDITION AS RECORDED IN PLAT BOOK 12, PAGES 86-87 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 332.7 FEET TO THE SOUTHWEST CORNER OF LOT 17 IN SAID LINCOLN MANOR 3RD ADDITION; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 42 FEET TO THE SOUTHWEST CORNER OF LOT 18 IN SAID LINCOLN MANOR 3RD ADDITION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 214 FEET TO THE SOUTHWEST CORNER OF LOT 31 IN SAID LINCOLN MANOR 3RD ADDITION; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 84 FEET TO THE SOUTHWEST CORNER OF LOT 29 IN SAID LINCOLN MANOR 3RD ADDITION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 168 FEET TO THE SOUTHWEST CORNER OF LOT 44 IN SAID LINCOLN MANOR 3RD ADDITION; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 279.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF GOODLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF GOODLAND AVENUE, A DISTANCE OF 19.05 FEET TO A POINT 362.95 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF BENDIX DRIVE; THENCE SOUTH 89 DEGREES 46 MINUTES 27 SECONDS EAST, A DISTANCE OF 239.50 FEET; THENCE SOUTH 0 DEGREES 29 MINUTES 11 SECONDS EAST, A DISTANCE OF 176.78 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 227.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ECLIPSE STREET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 957.29 FEET AND A CENTRAL ANGLE OF 3 DEGREES 26 MINUTES 41 SECONDS AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 17 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF 57.54 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF ECLIPSE STREET, A DISTANCE OF 127.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BENDIX DRIVE; THENCE EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF MEADE STREET; THENCE SOUTH 978 FEET TO THE SOUTHWEST CORNER OF LOT 68 AS SHOWN ON THE RECORDED PLAT OF WEST END SUBDIVISION, WITHIN AND PART OF THE CITY OF SOUTH BEND, RECORDED ON AUGUST 20, 1901 IN PLAT BOOK 8, PAGE 46; THENCE EAST ALONG THE NORTHERLY RIGHT-OF-WAY OF LAWTON STREET A DISTANCE OF 476 FEET TO THE SOUTHEAST CORNER OF LOT 40 IN SAID SUBDIVISION; THENCE SOUTH 194 FEET TO THE NORTHEAST CORNER OF LOT 30 IN SAID SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF FREEMONT STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MEADE STREET; THENCE SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID MEADE STREET, A DISTANCE OF 103.3 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VACATED MERRY AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF VACATED MERRY AVENUE RIGHT-OF-WAY, A DISTANCE OF 814 FEET (ASSUMED) TO THE NORTHWEST CORNER OF WASHINGTON STREET AND OLIVE STREET; THENCE SOUTHEASTERLY, A DISTANCE OF 58 FEET (ASSUMED) TO THE SOUTHWEST CORNER OF LOT 114 IN OAK GROVE 1ST ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 4 IN THE OFFICE OF RECORDER OF SAID COUNTY; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, ALONG THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, A DISTANCE OF 313.9 FEET TO THE SOUTHWEST CORNER OF LOT 88 IN ARNOLD'S 2ND ADDITION AS RECORDED IN PLAT BOOK 6, PAGE 63 IN THE OFFICE OF SAID RECORDER; THENCE CONTINUING EAST PARALLEL TO SAID NORTH LINE OF SAID NORTHEAST QUARTER ALONG SAID NORTH RIGHT-OF-WAY

LINE, A DISTANCE OF 297 FEET TO THE SOUTHWEST CORNER OF LOT 53 IN SAID OAK GROVE 1ST ADDITION; THENCE CONTINUING EAST ALONG SAID NORTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 568.30 FEET TO THE SOUTHWEST CORNER OF LOT 48 IN COLLEGE GROVE AS RECORDED IN PLAT BOOK 2, PAGE 11 IN THE OFFICE OF SAID RECORDER; THENCE CONTINUING EAST ALONG SAID NORTH LINE AND SAID NORTH RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF LISTON STREET, A DISTANCE OF 1151.85 FEET (ASSUMED) TO A POINT ON THE SOUTH LINE OF LOT 39, BEING 66 FEET NORTH OF A PROJECTED WEST LINE OF A PARCEL DESCRIBED IN A QUIT CLAIM DEED AS RECORDED UNDER INSTRUMENT NUMBER 9544366 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH ALONG SAID PROJECTED WEST LINE, A DISTANCE OF 66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTERLY AND NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE SOUTHWEST CORNER OF LOT 4 IN THE PLAT OF ALFRED BROTHER'S LAND (UNRECORDED) AS DESCRIBED IN PARCEL III IN A QUIT CLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 0261005 IN THE OFFICE OF SAID RECORDER; THENCE EASTERLY ALONG THE NORTH LINE OF WASHINGTON STREET AND THE SOUTH LINE OF SAID PARCEL III AND PARCEL II IN SAID INSTRUMENT NUMBER 0261005 IN THE OFFICE OF SAID RECORDER, A DISTANCE OF 200 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE CONTINUING EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 147 FEET TO THE PROJECTED NORTH-SOUTH CENTERLINE OF A 14 FOOT WIDE ALLEY, PERPENDICULAR BY MEASURE, LYING BETWEEN LOTS 4 AND 5 IN HARLIN'S SUBDIVISION OF BANK OUTLOT 82 AS RECORDED IN PLAT BOOK 8, PAGE 161 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 ALONG SAID PROJECTED NORTH-SOUTH CENTERLINE, A DISTANCE OF 197.5 FEET TO A POINT LYING 7 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET, A DISTANCE OF 7 FEET TO SAID SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH PARALLEL WITH SAID EAST LINE, A DISTANCE OF 262 FEET TO THE SOUTHWEST CORNER OF LOT 15 IS SAID HARLIN'S SUBDIVISION OF BANK OUTLOT 82; THENCE EAST PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET, A DISTANCE OF 115 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 66 FEET ALONG THE EAST LINE OF PARCEL II DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 9208193 IN THE OFFICE OF SAID RECORDER; THENCE THE NEXT TWO (2) COURSES ALONG AN EAST AND NORTH LINE OF SAID PARCEL II: (1) EAST PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET ALONG THE SOUTH RIGHT-OF-WAY LINE OF JEFFERSON BOULEVARD, A DISTANCE OF 14.5 FEET; (2) THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 212 FEET; THENCE EAST ALONG THE SOUTH LINE OF A 14 FOOT ALLEY, NORTH SOUTH BY MEASURE, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 152 FEET TO THE NORTHEAST CORNER OF LOT 29 IN KIRBY'S SUBDIVISION OF PART OF BANK OUTLOT 83; THENCE SOUTH PARALLEL WITH THE EAST LINE SAID NORTHEAST QUARTER, A DISTANCE OF 484 FEET (ASSUMED) TO THE NORTHEAST RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF PENN CENTRAL RAILROAD (FORMERLY THE LAKE SHORE & MICHIGAN SOUTHERN RAILROAD AND THE NEW YORK CENTRAL RAILROAD COMPANY), ALSO BEING ALONG THE SOUTHWEST BOUNDARY OF SAID KIRBY'S SUBDIVISION OF PART OF BANK OUTLOT 83, KNOBLOCK SUBDIVISION OF PART OF BANK OUTLOT 84 AS RECORDED IN PLAT BOOK 2, PAGE 63, COMMISSIONER'S SUBDIVISION OF PART OF BANK OUTLOT 85 AND 86 AS RECORDED IN PLAT BOOK 3, PAGE 40, ALL RECORDED IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID NORTHEAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT WHICH IS 48 FOOT WEST OF THE SOUTHWEST CORNER OF LOT # 68 IN THE PLAT OF "COMMISSIONER'S SUBDIVISION OF THE SOUTH PART OF BANK OUTLOT NOS. 85 AND 86" AS RECORDED IN THE RECORDS OF ST. JOSEPH COUNTY, INDIANA; THENCE EAST TO THE SOUTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CHAPIN STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF NAPIER STREET; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT # 1 OF THE PLAT OF "CHAPIN & NAPIER MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NAPIER STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY EAST OF CHAPIN STREET, EXTENDED NORTH; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY OF SCOTT STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WAYNE STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF TAYLOR STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE FIRST VACATED 14 FOOT WIDE EAST-WEST PUBLIC ALLEY SOUTH OF WESTERN AVENUE; THENCE EAST ALONG THE SAID CENTERLINE TO A POINT ON THE SAID CENTERLINE THAT IS 93.00 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE SOUTH PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF WILLIAMS STREET, 114.00 FEET; THENCE EAST 93.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET, SAID POINT BEING 8.00 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 14, BLOCK 8, OF SAID VAIL'S SOUTHWEST ADDITION AND THE BEGINNING OF THE VACATED WILLIAMS STREET TO THE SOUTH; THENCE NORTH 8.00 FEET ALONG THE EAST LINE OF WILLIAMS STREET TO THE SAID SOUTHWEST CORNER OF LOT 14, BLOCK 8; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 8, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 8; THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 31 OF SAID VAIL'S SOUTHWEST ADDITION, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 31; THENCE SOUTH ALONG THE EAST LINE OF LOT 31 TO THE NORTH RIGHT-OF-WAY LINE OF VACATED MONROE STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID VACATED MONROE STREET TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE CENTERLINE OF THE FIRST 14 FOOT ALLEY LYING WEST OF LAFAYETTE BOULEVARD; THENCE NORTH ALONG SAID PROJECTION AND THE CENTERLINE OF SAID 14 FOOT ALLEY TO THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WAYNE STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST 14 FOOT

WIDE NORTH-SOUTH PUBLIC ALLEY LOCATED WEST OF SAID WILLIAM STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE WEST ALONG SAID SOUTH LINE TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF CHAPIN STREET AND 5 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE SOUTH, A DISTANCE OF 235 FEET; THENCE WEST, A DISTANCE OF 122.84 FEET; THENCE SOUTH, A DISTANCE OF 55 FEET; THENCE WEST TO THE FIRST NORTH-SOUTH ALLEY WEST OF CHAPIN STREET; THENCE SOUTH TO A POINT 38.71 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON BOULEVARD; THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF CHAPIN STREET; THENCE SOUTH TO THE NORTH RIGHT-OF-WAY LINE OF THOMAS STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THOMAS STREET TO THE EAST RIGHT-OF-WAY LINE OF LAUREL STREET; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT 74.25 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON BOULEVARD; THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF THE FIRST NORTH-SOUTH ALLEY LYING EAST OF LAUREL STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF THE FIRST EAST-WEST ALLEY LYING NORTH OF JEFFERSON BOULEVARD; THENCE WEST, A DISTANCE OF 4 FEET; THENCE NORTH, A DISTANCE OF 295 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF CHAPIN STREET; THENCE NORTH TO THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1023-0962 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE EXTENDED SOUTH; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF A PARCEL WITH TAX KEY NUMBER 18-1023-0968 AS SHOWN IN SAID AUDITOR'S OFFICE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE CONTINUING NORTH AND CROSSING SAID COLFAX AVENUE (82.5 FT. WIDE) TO THE NORTH RIGHT-OF-WAY LINE OF SAID COLFAX AVENUE; THENCE WEST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1023-0974 AS SHOWN IN SAID AUDITOR'S OFFICE; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY LOCATED WEST OF WILLIAM STREET EXTENDED SOUTH; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE, EXTENDED NORTH TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LA SALLE AVENUE; THENCE EAST TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT # 3 IN THE PLAT OF CHAPIN'S SUBDIVISION OF BANK OUTLOTS 1 AND 2 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT # 3, AND A PORTION OF LOT # 2 IN SAID PLAT TO THE WEST LINE OF SAID PLAT; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1019-0772 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL AND A PARCEL WITH TAX KEY NUMBER 18-1019-0773 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE TO THE NORTHWEST CORNER OF SAID PARCEL WITH TAX KEY NUMBER 18-1019-0773; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE AND CROSSING CHAPIN STREET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CHAPIN STREET; THENCE NORTHEASTERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF OAK STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 8 IN THE PLAT OF "HEINTZMAN'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE CROSSING SAID OAK STREET (40 FT. WIDE) AND CONTINUING ALONG THE WEST LINE OF SAID PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT # 5 IN SAID PLAT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 25 IN SAID PLAT, SAID CORNER ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT # 1 IN THE PLAT OF "COLFAX CULTURAL MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 56 FEET EAST OF THE NORTHEAST CORNER OF LOT # 1 IN THE PLAT OF "FUEBRINGER'S 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST 56 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT # 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE WEST ALONG SAID SOUTH LINE TO A POINT WHICH IS PERPENDICULAR TO AND 60 FEET SOUTH OF THE SOUTHEAST CONER OF LOT # 12 IN THE PLAT OF "FUERBRINGER'S 2ND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH 60 FEET MORE OR LESS TO SAID SOUTHEAST LOT CORNER, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF FUERBRINGER STREET; THENCE WEST ALONG SAID SOUTH LINE AND CROSSING SHERMAN STREET (40.26 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SHERMAN STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 22 IN THE PLAT OF "WITHERILL'S 2ND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY WITH A VARYING WIDTH OF 9.9 FOOT TO 12 FOOT; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID ALLEY TO THE NORTHWEST CORNER OF LOT # 27 IN THE PLAT OF "LEDERER'S SUBDIVISION OF OUTLOT "A"" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF BLAINE AVENUE; THENCE ALONG SAID EAST LINE IN A SOUTHWESTERLY AND SOUTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LA PORTE AVENUE; THENCE ALONG SAID NORTHERLY LINE IN A SOUTHEASTERLY DIRECTION TO A POINT WHICH IS PERPENDICULAR TO AND 40 FEET NORTHEAST OF THE NORTHEAST CORNER OF A PARCEL OFF GROUND WITH TAX KEY NUMBER 18-1043-1848 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTHWESTERLY 40 FEET MORE OR LESS TO SAID NORTHEAST PARCEL CORNER; THENCE CONIUING SOUTHWESTERLY ALONG THE SAID SOUTH LINE OF SAID PARCEL AND A PARCEL OF GROUND WITH TAX KEY NUMBER

18-1043-1849 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE CITY CEMETERY HAVING A PARCEL TAX KEY NUMBER OF 18-1031-999999 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID CITY CEMETERY; THENCE SOUTHEAST TO THE NORTHWEST CORNER OF LOT # 49 IN THE PLAT OF "ROCKAFELLER'S 2ND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY OF SAID COLFAX AVENUE TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT # 43 IN SAID PLAT; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT # 43, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 9.9 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE IN A NORTHWESTERLY DIRECTION 52 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT # 78 IN THE PLAT OF "ARNOLD & PAGIN'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 68 OF THE PLAT OF "ARNOLD & PAGIN'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 50 FEET MORE OR LESS; THENCE SOUTH 40 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY OF PAGIN STREET; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID LOT # 68; THENCE WEST, 50 FEET MORE OR LESS CROSSING PAGIN STREET TO THE NORTHEAST CORNER OF LOT # 63 IN SAID PLAT; THENCE WEST ALONG THE NORTH LINE OF LOT # 63 IN SAID PLAT AND CROSSING A PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT # 41 IN SAID PLAT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 15 FEET MORE OR LESS; THENCE WEST, 37 FEET MORE OR LESS; THENCE NORTH 15 FEET MORE OR LESS; THENCE WEST 81 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF STUDEBAKER STREET; THENCE SOUTH ALONG SAID EAST LINE, 30 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT # 41; THENCE WEST CROSSING STUDEBAKER STREET, 50 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT # 38 IN SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT # 38 AND ITS' WESTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE, 40 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT # 14 IN SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF LOT # 14 IN SAID PLAT TO THE EAST RIGHT-OF-WAY LINE OF BIRSELL STREET; THENCE WEST CROSSING SAID STREET 66 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BIRSELL STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LINDEN STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE IN A NORTHWESTERLY DIRECTION 53 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT # 14 IN THE PLAT OF "LINDEN PLACE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID COLLEGE STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 55 IN SAID PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF WILBUR STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 2 OF THE PLAT OF "SWGART'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF BIRSELL STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 66 FEET MORE OR LESS WEST OF THE SOUTHWEST CORNER OF LOT # 27 IN SAID PLAT; THENCE EAST 66 FEET MORE OR LESS TO SAID LOT CORNER, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT # 52 IN SAID PLAT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTH ALONG SAID WEST LINE AND ITS' NORTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LA PORTE AVENUE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT # 34 OF THE PLAT OF "ORCHARD HEIGHTS ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WALNUT AVENUE; THENCE NORTHEASTERLY OF SAID WALNUT AVENUE TO THE NORTHEAST CORNER OF LOT # 45 IN SAID PLAT OF "ORCHARD HEIGHTS ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT # 27 IN THE PLAT OF "PLEASANT HOME ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SANCOME AVENUE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LA PORTE AVENUE; THENCE SOUTHEASTERLY CROSSING SAID LA PORTE AVENUE (40 FT. WIDE) TO THE NORTHWEST CORNER OF LOT # 159 IN THE PLAT OF "SWYGART'S 2ND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BIRSELL STREET; THENCE SOUTHEAST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT # 158 IN SAID PLAT; THENCE SOUTHWESTERLY CROSSING SAID BIRSELL STREET (66 FT. WIDE) TO THE NORTHWEST CORNER OF LOT # 160 IN SAID PLAT, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A 14 FOOT WIDE SOUTHWESTERLY-NORTHEASTERLY PUBLIC ALLEY; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND CROSSING WILBUR STREET (39 FT. WIDE) TO THE WEST RIGHT-OF-WAY LINE OF SAID WILBUR STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 110 IN SAID PLAT OF "LINDEN PLACE ADDITION", SAID POINT ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-2008-0074 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST CROSSING SAID COLLEGE STREET (82.5 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF SAID COLLEGE STREET AND THE SOUTHERLY LINE OF OLD ABANDONED PENN CENTRAL RAILROAD RIGHT-

OF-WAY SPUR; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD SPUR TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JACKSON STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 33 FEET EAST OF THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-2007-006202 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST 33 FEET MORE OR LESS TO SAID SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF A 10 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST LINE TO A POINT THAT IS PERPENDICULAR TO AND 10 FEET EAST OF THE SOUTHEAST CORNER OF A PARCEL OF GROUND HAVING A TAX KEY NUMBER OF 18-2007-0062 IN RECORDS OF THE ST. JOSEPH COUNTY, INDIANA, AUDITOR'S OFFICE; THENCE WEST 10 FEET MORE OR LESS TO SAID SOUTHEAST PARCEL CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' WESTERLY EXTENSION CROSSING BROOKFIELD STREET (66 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BROOKFIELD STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT # 5 OF THE PLAT OF "COLLEGE GROVE" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND CROSSING JOHNSON STREET (66 FT. WIDE) AND CONTINUING ALONG THE SOUTH LINE OF LOT # 6 IN SAID PLAT AND CROSSING GRANT STREET (33 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID GRANT STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 8 IN THE PLAT OF "OAK GROVE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FIRST 12 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY EAST OF SADIE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-2023-0684 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 52 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 8 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-2023-0682 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND CROSSING SADIE STREET (45 FT. WIDE) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LINDEN STREET; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 51 FEET MORE OR LESS EAST OF THE SOUTHEAST CORNER OF LOT # 18 OF THE PLAT OF "WEST END SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST 51 FET MORE OR LESS TO SAID SOUTHEAST LOT CORNER, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 1 IN THE PLAT OF "KALEY'S 1ST SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST 50 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 22 IN THE PLAT OF "HOLLOWELL & SMITH'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID LOT CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT # 5 IN SAID PLAT, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A 12 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID LOT # 5; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF HUEY STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 3 IN SAID PLAT; THENCE EAST 50 FEET MORE OR LESS TO THE NORTHWEST LOT OF LOT # 18 IN THE PLAT OF "WHEELER'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID LOT AND ITS' EASTERLY EXTENSION TO THE EAST RIGHT-OF-WAY LINE OF THE FIRST 12 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY EAST OF SAID HUEY STREET; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT # 9 OF THE PLAT OF "WERWINSKI 2ND SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT, SAID LOT CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF OBRIEN STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 10 IN SAID PLAT; THENCE EAST CROSSING SAID OBRIEN STREET (66 FT. WIDE) TO THE SOUTHWEST CORNER OF LOT # 18 IN SAID PLAT, SAID LOT CORNER ALSO BEING ON THE NORTH LINE OF A 10 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT # 25 IN SAID PLAT, SAID LOT CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF JOHNSON STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 60 FEET MORE OR LESS WEST OF THE SOUTHWEST CORNER OF LOT # 35 IN THE PLAT OF "LINDEN PLACE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST 60 FEET MORE OR LESS TO SAID SOUTHWEST CORNER, SAID LOT CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE CROSSING BROOKFIELD STREET (66 FT. WIDE) TO THE SOUTHEAST CORNER OF LOT # 48 IN SAID PLAT, SAID LOT CORNER ALSO BEING ON THE WEST LINE OF AN OLD ABANDONED PENN CENTRAL RIGHT-OF-WAY SPUR; THENCE NORTHERLY ALONG SAID WEST LINE 1,457 FEET (ASSUMED) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WERWINSKI STREET; THENCE WEST ALONG SAID SOUTH LINE AND CROSSING BROOKFIELD STREET (66 FT. WIDE) TO THE WEST RIGHT-OF-WAY OF SAID BROOKFIELD STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF LOT # 36 IN SAID PLAT OF "KAUFFMAN'S PLACE ADDITION", SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RUPEL STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 1 IN SAID PLAT, SAID CORNER ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH CROSSING SAID RUPEL STREET (60 FT. WIDE) AND CONTINUING ALONG THE WEST LINE OF SAID PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A VACATED 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID CENTERLINE AND CROSSING JOHNSON STREET (60 FT. WIDE) TO THE WEST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 13 IN THE PLAT OF "MELROSE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER

ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PRAST BOULEVARD; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 26 IN SAID PLAT, SAID CORNER ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH CROSSING SAID PRAST BOULEVARD (50 FT. WIDE) AND CONTINUING ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 5 IN THE PLAT OF "MAYER'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 13 IN SAID PLAT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE PLAT OF "PRAST'S AUGUST SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTH ALONG SAID EAST LINE AND CROSSING PRAST BOULEVARD (50 FT. WIDE) TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PRAST BOULEVARD; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST 12 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY EAST OF HUEY STREET EXTENDED SOUTH; THENCE NORTH ALONG SAID SOUTH EXTENSION AND CONTINUING ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 4 IN SAID PLAT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 12 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE AND CROSSING HUEY STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID HUEY STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 4 IN THE PLAT OF "PRAST'S, JOHN SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT "A" IN THE PLAT OF "MILLER'S REPLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE AND CROSSING ELMER STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ELMER STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 14 IN THE PLAT OF "MILLER'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 4 IN SAID PLAT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BONDS AVENUE EXTENDED EAST; THENCE WEST CROSSING SAID OLIVE STREET (50 FT. WIDE) AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF BONDS AVENUE TO THE NORTHEAST CORNER OF LOT # 87 IN THE PLAT OF "LINCOLN MANOR ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH CROSSING BONDS AVENUE (60 FT. WIDE) AND CONTINUING ALONG THE WEST LINE OF SAID PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT # 28 IN THE PLAT OF "KALEY'S LINCOLN HIGHWAY ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT # 13 IN SAID PLAT, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A 14 FOOT WIDE NORTHEASTERLY-SOUTHWESTERLY PUBLIC ALLEY; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND CROSSING BONDS AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BONDS AVENUE; THENCE NORTHWEST AND WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 303 IN THE PLAT OF "LINCOLN MANOR ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTHEAST TO THE SOUTHEAST CORNER OF LOT # 304 IN SAID PLAT, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ECLIPSE PLACE; THENCE NORTHEAST ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT # 308 IN SAID PLAT, SAID CORNER ON THE SOUTH LINE OF A 14 FOOT WIDE NORTHWEST-SOUTHEAST PUBLIC ALLEY; THENCE NORTHWEST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT # 339 IN SAID PLAT; THENCE WEST CROSSING GOODLAND AVENUE (60 FT. WIDE) TO THE NORTHEAST CORNER OF LOT "E" IN THE PLAT OF DRULINER'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE SOUTHWESTERLY-NORTHEASTERLY PUBLIC ALLEY; THENCE SOUTHWEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE PLAT OF "LINCOLN MANOR 2ND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ARDMORE TRAIL; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 1 IN SAID PLAT; THENCE NORTH CROSSING ARDMORE TRAIL (60 FT. WIDE) AND LINCOLNWAY WEST (100 FT. WIDE) TO THE SOUTHEAST CORNER OF LOT # 215 IN THE PLAT OF "LINCOLN TERRACE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID LINCONWAY WEST; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE POINT OF THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF LINCOLN WAY WEST AND THE EASTERLY RIGHT-OF-WAY LINE OF BENDIX DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 233 IN LINCOLN TERRACE ADDITION RECORDED IN PLAT BOOK 13, PAGES 82-83 IN THE OFFICE OF RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 278.16 FEET (ASSUMED) TO THE NORTH LINE OF SAID PLAT; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF TERRACE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 220 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY ALLEY; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE CROSSING GOODLAND AVENUE (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID GOODLAND AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HUMBOLDT STREET; THENCE EAST ALONG SAID NORTH LINE CROSSING ECLIPSE PLACE (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ECLIPSE PLACE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 17 IN THE PLAT OF "LINCOLN TERRACE ADDITION" AS

RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY ALLEY; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE CROSSING FREEMONT STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID FREEMONT STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE PLAT OF "OLIVER HEIGHTS FIRST REPLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID PLAT FOR THE NEXT THREE COURSES (BEARINGS ASSUMED), EAST 119.65 FEET AND SOUTH 2 FEET AND EAST 129.63 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE EAST CROSSING SAID OLIVE STREET (50 FT. WIDE) TO THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 25 IN THE PLAT OF "MAYR'S MICHIGAN AVENUE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 23 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING ELMER STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ELMER STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 38 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 39 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING HUEY STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID HUEY STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 57 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 58 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING O'BRIEN STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID O'BRIEN STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 83 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING JOHNSON STREET (50 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID JOHNSON STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF LOT # 48 IN THE PLAT OF "ROCKHILL'S 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTH CROSSING SAID CALIFORNIA AVENUE (60 FT. WIDE) TO THE NORTHWEST CORNER OF LOT # 65 IN PLAT OF "AUGUSTINE'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 67 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING BROOKFIELD STREET (66 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BROOKFIELD STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A VACATED 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT # 53 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING COLLEGE STREET (60 FT. WIDE) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID COLLEGE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 41 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 34 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING ADAMS STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ADAMS STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 16 IN SAID PLAT, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO A POINT WHICH IS WEST 14 FEET FROM THE SOUTHWEST CORNER OF LOT # 8 IN SAID PLAT; THENCE EAST 14 FEET TO SAID SOUTHWEST LOT CORNER; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT # 8 TO THE SOUTHEAST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF WILBUR STREET; THENCE EAST INTO SAID RIGHT-OF-WAY TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AN OLD ABANDONED PENN CENTRAL RAILROAD RIGHT-OF-WAY SPUR; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1,220 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF VASSAR STREET; THENCE WEST ALONG SAID NORTH LINE, 630 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF WILBUR STREET; THENCE NORTH ALONG SAID EAST LINE, 1,680 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ELWOOD AVENUE; THENCE EAST ALONG SAID NORTH LINE 1,130.27 FEET TO THE WEST LINE OF LOT "C" OF THE PLAT OF "VICTORY ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT "B" IN SAID PLAT; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT AND LOT # 20 IN SAID PLAT AND ITS' NORTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF KING STREET; THENCE WEST ALONG SAID NORTH LINE TO THE CENTERLINE OF THE FIRST NORTH-SOUTH VACATED ALLEY WEST OF LOT "A" OF SAID PLAT; THENCE NORTH ALONG SAID CENTERLINE AND ITS' NORTHERLY EXTENSION TO THE NORTH RIGHT-OF-WAY LINE OF A 14 FOOT WIDE EAST-EAST PUBLIC ALLEY; THENCE WEST ALONG SAID NORTH LINE, 228 FEET MORE OR LESS TO

A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ANDERSON AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BULLA STREET; THENCE NORTHWESTERLY 50 FEET MORE OR LESS TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BULLA STREET WITH THE EAST RIGHT-OF-WAY LINE OF SAID ANDERSON AVENUE; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF KINYON STREET; THENCE EAST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PORTAGE AVENUE; THENCE SOUTHEASTERLY ALONG SAID WEST LINE 41.03 FEET MORE OR LESS; THENCE SOUTHEASTERLY 60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT # 119 IN THE PLAT OF "NORTHWEST ADDITION 2ND PLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 169.6 FEET MORE OR LESS TO THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE AND ITS' SOUTHERLY EXTENTION TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF QUEEN STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-2165-6026 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTH ALONG SAID WEST LINE, 48 FEET MORE OR LESS TO THE NORTH LINE OF LOT # 115 IN SAID PLAT; THENCE EAST ALONG SAID NORTH LINE, 56.9 FEET MORE OR LESS TO THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE, 94 FEET MORE OR LESS TO THE NORTH LINE OF LOT # 28 IN SAID PLAT; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE AND ITS' SOUTHERLY EXTENSION TO THE NORTH RIGHT-OF-WAY LINE OF MC CARTNEY STREET; THENCE EAST ALONG SAID SOUTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE, 142 FEET MORE OR LESS TO THE NORTH LINE OF LOT # 22 IN SAID PLAT; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE AND ITS' SOUTHERLY EXTENSION, 188 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF KING STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 4 IN SAID PLAT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT # 4, TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ELWOOD AVENUE; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF KESSLER BOULEVARD; THENCE SOUTHEASTERLY 61 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID KESSLER BOULEVARD WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ELWOOD AVENUE; THENCE SOUTH 12 FEET MORE OR LESS TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1094-3946 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTHEASTERLY ALONG SAID WEST TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AN OLD ABANDONED PENN CENTRAL RAILROAD RIGHT-OF-WAY SPUR; THENCE IN A NORTHEASTERLY AND EASTERLY DIRECTION ALONG SAID NORTH LINE, 1,296 FEET MORE OR LESS (ASSUMED) TO A POINT OF INTERSECTION WITH THE EAST BANK OF THE ST. JOSEPH RIVER; THENCE SOUTH ALONG SAID EAST BANK 100 FEET MORE OR LESS (ASSUMED) TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD, THENCE ALONG SAID SOUTH LINE IN A NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY DIRECTION, 4,310 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID WILBUR STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 12 IN THE PLAT OF "TAYLOR'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT # 3 IN SAID PLAT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT # 3 AND LOTS # 2 AND # 1 IN SAID PLAT TO THE SOUTHWEST CORNER OF SAID LOT # 1; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT # 1 TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT # 17 IN SAID PLAT; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT # 17; THENCE CONTINUING SOUTH 14 FEET (ASSUMED) TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH A TAX KEY NUMBER OF 18-1083-3483 AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTHEAST ALONG THE NORTH LINE OF SAID LOT AND CROSSING SANCOME STREET (56 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SANCOME STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT "B" IN THE PLAT OF "SAUCELO REPLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 38 IN THE PLAT OF "CUSHING'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING LAWNDALE STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID LAWNDALE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 33 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 30 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING DIAMOND STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID DIAMOND STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 25 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 22 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING CLEVELAND STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID CLEVELAND STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 17 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST TO THE SOUTHWEST CORNER OF LOT # 13 IN SAID PLAT, SAID CORNER ALSO BEING

ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND CROSSING BLAINE STREET (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BLAINE STREET; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LINDSEY STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ALLEN STREET; THENCE CONTINUING ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT #1 IN THE PLAT OF "CUSHING'S 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CALIFORNIA STREET; THENCE EAST ALONG SAID NORTH LINE AND CROSSING PORTAGE AVENUE TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID PORTAGE AVENUE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DEMAUDE AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF DEMAUDE AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 115 IN THE PLAT OF "SHETTERLEY PLACE 3RD PLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID LOT CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 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 A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF REX STREET; THENCE SOUTHWESTERLY CROSSING SAID REX STREET (60 FT. WIDE) TO THE NORTHWEST CORNER OF LOT # 34 IN THE PLAT OF "SHETTERLEY PLACE 2ND PLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF REX STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF SAID LOT # 34, SAID LOT CORNER ALSO BEING A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT # 37 IN SAID PLAT; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT # 34 TO THE NORTHWESTERLY CORNER OF LOT # 7 IN THE PLAT OF "SMITH'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT # 7 TO THE NORTHEASTERLY CORNER OF SAID LOT # 7; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LOT LINE TO THE SOUTHEASTERLY CORNER OF SAID LOT # 7, SAID LOT CORNER ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTAGE AVENUE; THENCE WEST CROSSING SAID PORTAGE AVENUE (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY CORNER OF LOT # 3 OF THE PLAT OF "STUDEBAKER BROTHERS SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT # 3 TO THE SOUTHEASTERLY CORNER OF SAID LOT, SAID LOT CORNER ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CUSHING STREET; THENCE NORTH ALONG SAID EAST LINE OF CUSHING STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTAGE AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTAGE AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT # 154 IN THE PLAT OF "CUSHING AND LINSEY'S SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; SAID LOT CORNER ALSO BEING ON THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF VAN BUREN STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT WHICH IS PERPENDICULAR TO AND 60 FEET EAST THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1070-2992 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST 60 FEET TO SAID SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1068-2916 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE SOUTHEAST ALONG THE NORTH LINE OF SAID PARCEL AND CROSSING COTTAGE GROVE AVENUE (60 FT. WIDE) TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID COTTAGE GROVE AVENUE; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A VACATED 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT "A" IN THE PLAT OF "CUSHING & LINDSEY'S SUBDIVISION 1ST REPLAT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE AND CROSSING CUSHING STREET (60 FT. WIDE) TO THE EAST RIGHT-OF-WAY LINE OF SAID CUSHING STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT # 16 IN THE PLAT OF "KENT'S SUBDIVISION OF BANK OUTLOT 114 AND PART OF OUTLOT 113" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF SAID LOT # 16, SAID POINT ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LINDSEY STREET; THENCE EAST ALONG SAID NORTH LINE AND CROSSING SCOTT STREET (60 FT. WIDE) TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1057-2421 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1057-2416 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PIERCE STREET; THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PORTAGE ROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LINDSEY STREET; THENCE WEST ALONG SAID

NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LELAND AVENUE; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF LELAND AVENUE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MARION STREET; THENCE SOUTHEASTERLY CROSSING SAID MARION STREET (82.5 FT. WIDE) TO A POINT OF INTERSECTION WITH THE NORTH LINE OF MADISON STREET AND THE SOUTH LINE OF SAID MARION STREET; THENCE SOUTHWESTERLY CROSSING SAID MADISON STREET (66 FT. WIDE) TO THE NORTHWEST CORNER OF LOT # 29 IN SAID PLAT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF A 14 FOOT WIDE NORTHWEST-SOUTHEAST PUBLIC ALLEY; THENCE SOUTHEAST ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LOT # 7 IN SAID PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT AND ITS NORTHEASTERLY EXTENSION CROSSING MADISON STREET (82.5 FT. WIDE) TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MADISON STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LAFAYETTE BOULEVARD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LAMONTE TERRACE; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1015-0588 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE SOUTH LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1005-0198 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE ST. JOSEPH RIVER; THENCE IN AN EASTERLY AND SOUTHERLY DIRECTION ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MARION STREET EXTENDED EAST; THENCE WEST ALONG SAID EASTERLY EXTENDED RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-1006-0234 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE, SAID SOUTHEAST PARCEL CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY AND WEST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BARTLETT STREET; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF BARTLETT STREET TO THE EAST RIGHT-OF-WAY LINE OF ST. JOSEPH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF ST. JOSEPH STREET TO THE NORTH RIGHT-OF-WAY LINE OF MARION STREET; THENCE EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE AND ITS PROJECTION TO THE EAST TO THE CENTERLINE OF THE ST. JOSEPH RIVER; THENCE MEANDERING ALONG SAID CENTERLINE IN A SOUTHWESTERLY AND SOUTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET EXTENDED NORTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID EXTENSION AND ALONG THE SOUTH LINE OF SAID MONROE STREET TO THE NORTHWEST CORNER OF LOT # 63 IN THE PLAT OF "EDGEWATER PLACE ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A 14 FOOT WIDE NORTHWESTERLY-SOUTHEASTERLY PUBLIC ALLEY; THENCE ALONG SAID EASTERLY LINE IN A SOUTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ACH AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHWESTERLY CORNER OF LOT # 3 IN SAID PLAT; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT # 3, AND LOT # 2 AND LOT # 1 IN SAID PLAT TO THE SOUTHEASTERLY CORNER OF SAID LOT # 1; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LOT LINE OF LOTS # 4 AND # 5 IN SAID PLAT TO THE SOUTHEASTERLY CORNER OF SAID LOT # 5, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF THE PLAT OF "HARPER COURT ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID LINE TO THE SOUTHWESTERLY CORNER OF LOT # 11 IN SAID PLAT; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT # 11 AND ITS NORTHEASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE ST. JOSEPH RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG SAID CENTERLINE 2,060 FEET MORE OR LESS (ASSUMED) TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT "I" OF THE PLAT OF "LEER'S SURVEY" AS SHOWN IN THE RECORDS OF SAID COUNTY, EXTENDED NORTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID EXTENDED LINE AND THE EAST LINES OF SAID LOT "I" AND LOTS # 18, 31 AND 32 IN SAID PLAT AND CONTINUING SOUTHWESTERLY, ALONG THE EASTERLY LINE OF SAID LOT # 32 EXTENDED, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY CORNER OF LOT # 1 OF THE PLAT OF "REPLAT OF LEER'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OAK PARK COURT; THENCE WEST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MIAMI STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-7083-303301 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE WEST CROSSING MIAMI STREET (60 FT. WIDE), 60 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-7052-1980 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR THE NEXT THREE (3) COURSES, WEST 69 FEET MORE OR LESS AND SOUTH 11.55 FEET MORE OR LESS AND WEST 63 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG THE EAST LINE OF SAID PUBLIC ALLEY, EXTENDED SOUTH TO THE NORTHWEST CORNER OF LOT 57 IN "OAK PARK 2ND ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY, POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF DUBAIL AVENUE; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF DUBAIL STREET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CALVERT STREET; THENCE IN A NORTHWESTERLY DIRECTION, 102 FEET MORE OR LESS TO THE NORTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8010-0455 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE, SAID NORTHEAST PARCEL CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL, SAID PARCEL CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST

CORNER OF SAID PARCEL, SAID PARCEL CORNER BEING 14 FEET MORE OR LESS EAST OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8010-0453 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE WEST 14 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT WHICH IS PERPENDICULAR TO AND 99 FEET MORE OR LESS EAST OF THE NORTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8010-0451 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE, SAID NORTHEAST PARCEL CORNER ALSO BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MAIN STREET AND THE SOUTH RIGHT-OF-WAY LINE OF CALVERT STREET; THENCE WEST CROSSING SAID MAIN STREET (99 FT. WIDE), 99 FEET MORE OR LESS TO SAID NORTHEAST PARCEL CORNER; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8012-056701 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-8012-056702 AS SHOWN IN THE RECORDS OF SAID AUDITOR'S OFFICE; TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF EWING STREET; THENCE SOUTH CROSSING SAID EWING STREET (80 FT. WIDE), 80 FEET MORE OR LESS TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EWING STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE; TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WILLIAMS STREET EXTENDED SOUTH; THENCE NORTH ALONG SAID SOUTHERLY EXTENDED LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID WILLIAM STREET TO THE NORTHEAST CORNER OF LOT 254 IN "SHIVELY'S ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DONALD STREET (50 FEET WIDE); THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DONALD STREET TO THE NORTHEAST CORNER OF LOT 45 IN SAID "SHIVELY'S ADDITION"; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF KENDALL STREET (50 FEET WIDE) TO THE NORTHEAST CORNER OF LOT 53 IN SAID "SHIVELY'S ADDITION" AND THE SOUTH RIGHT-OF-WAY LINE SHERRILL STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SHERRILL STREET, CROSSING CHAPIN STREET (50 FEET WIDE), TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID CHAPIN STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 89 IN "CITY VIEW PLACE" PLAT AS RECORDED IN THE RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE SOUTH LINE OF A PUBLIC ALLEY (12 FEET WIDE); THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, CROSSING KEMBLE STREET (60 FEET WIDE), TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID KEMBLE STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRUCE STREET (60 FEET WIDE); THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BRUCE STREET TO THE EAST RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF CALVERT STREET (60 FEET WIDE) EXTENDED EAST; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 66 IN "PRAIRIE AVENUE LAND CO'S 1ST ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF A PUBLIC ALLEY (14 FEET WIDE); THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF PUBLIC ALLEY CROSSING DONALD STREET (50 FEET WIDE), TO THE NORTHWEST CORNER OF LOT 52 IN SAID "PRAIRIE AVENUE LAND CO'S 1ST ADDITION"; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DONALD STREET TO THE EAST RIGHT-OF-WAY LINE OF MORRIS STREET (50 FEET WIDE); THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MORRIS STREET, CROSSING EWING AVENUE, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EWING AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EWING AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE (SR # 23); THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE TO ITS' INTERSECTION WITH THE EAST LINE OF LOCUST ROAD; THENCE NORTH CROSSING SAID PRAIRIE AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF SAID PRAIRIE AVENUE ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE (S.R. 23) TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH ALONG SAID EAST LINE TO A POINT 200 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22; THENCE WEST PARALLEL WITH, AND 200 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING THE EAST LINE OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 2 EAST, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 21, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE PLAT OF "GREAT LAKES MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID ST. JOSEPH COUNTY, INDIANA; THENCE NORTH ALONG THE EAST LINE OF SAID PLAT TO THE NORTHEAST CORNER OF SAID PLAT; THENCE IN A WESTERLY AND SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID PLAT TO A POINT OF INTERSECTION OF SAID PLAT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE U.S. # 31 BY-PASS (A.K.A. ST. JOSEPH VALLEY PARKWAY); THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID U.S. # 31 BY-PASS (A.K.A. ST. JOSEPH VALLEY PARKWAY), TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GRAND TRUNK WESTERN RAILROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EXISTING SOUTH BEND CORPORATION LINE, SAID LINE ALSO BEING THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 37 NORTH, RANGE 2 EAST; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE WEST ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 16 TO THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 TO THE SOUTHWEST CORNER OF "BELLEVILLE GARDENS 2ND UNIT", AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST, ALONG THE SOUTH LINE OF "BELLEVILLE GARDENS 2ND UNIT", TO THE SOUTHEAST CORNER OF SAID "BELLEVILLE GARDENS 2ND UNIT"; THENCE NORTH ALONG THE EAST LINE OF SAID PLAT AND THE NORTH EXTENSION OF SAID LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAMPLE STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF ALBERT STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT # 491 IN THE PLAT OF "BELLEVILLE 3RD UNIT" AS RECORDED IN THE RECORDS OF SAID COUNTY;

THENCE EAST CROSSING ALBERT STREET (60 FT. R/W) TO THE SOUTHWEST CORNER OF LOT # 484 IN SAID PLAT, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE ALONG THE NORTH LINE OF SAID ALLEY TO THE NORTHWEST CORNER OF LOT # 210 IN THE PLAT OF "BELLE VILLAGE SECTION "F"" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID LOT FOR THE NEXT TWO (2) COURSES, EAST 7.53 FEET MORE OR LESS AND NORTH 5 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT # 56 IN SAID PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND ITS EASTERLY EXTENSION CROSSING ILLINOIS STREET (60 FT. R/W) TO THE SOUTHWEST CORNER OF LOT # 66 IN THE PLAT OF "BELLE VILLAGE SECTION "C"" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT # 582 IN THE PLAT OF "SUMMIT PLACE 3RD ADDITION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 48 FEET MORE OR LESS; THENCE EAST 80 FEET TO THE WEST LINE OF LOT # 579 IN SAID PLAT; THENCE NORTH ALONG SAID WEST LINE AND ITS NORTHERN EXTENSION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FISHER STREET; THENCE EAST ALONG SAID NORTH LINE TO THE CENTERLINE OF OLIVE STREET; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAMPLE STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAMPLE STREET TO THE SOUTHEAST CORNER OF LOT 48 IN THE PLAT OF "ARNOLD AND WEBSTER'S SUBDIVISION OF BANK OUTLOT #103" AS RECORDED IN THE RECORDS OF SAID COUNTY ALSO BEING THE WEST RIGHT-OF-WAY LINE OF ARNOLD STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ARNOLD STREET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE GRAND TRUNK WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE FIRST 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY LOCATED EAST OF WALNUT STREET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH-SOUTH PUBLIC ALLEY TO POINT WHICH IS PERPENDICULAR TO AND 14 FOOT MORE OR LESS EAST OF THE NORTHEAST CORNER OF LOT # 30 IN THE PLAT OF "STOKES SUBDIVISION OF BANK OUTLOT 96" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST TO SAID LOT CORNER, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY A DISTANCE OF 545.50 FEET (ASSUMED) TO A POINT ON THE WEST LINE OF A 7 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY, SAID POINT ALSO BEING 7 FEET WEST (ASSUMED) OF THE NORTHWEST CORNER OF LOT # 11 IN THE PLAT OF "HARRIS SUBDIVISION OF THE NORTH PART OF BANK OF OUTLOT 97" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 500 FEET (ASSUMED) TO A POINT WHICH IS 7 FEET WEST OF THE SOUTHWEST CORNER OF LOT # 22 IN THE PLAT OF "HARRIS 2ND SUBDIVISION OF PART OF OUTLOT 97" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-3081-3196 AND ITS WESTERLY EXTENSION A DISTANCE OF 275 FEET (ASSUMED) TO A POINT ON THE EAST LINE OF THE PLAT OF "STUDEBAKER'S SUBDIVISION OF LOT # 1 HARPER & RUCKMAN'S SURVEY" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST A DISTANCE OF 7 FEET (ASSUMED) TO THE SOUTHEAST CORNER OF LOT # 17 IN SAID PLAT, SAID POINT ALSO BEING ON THE NORTH LINE OF HURON STREET; THENCE NORTH ALONG THE EAST LINE OF LOTS # 17 THROUGH # 7 IN SAID PLAT A DISTANCE OF 453.50 FEET (ASSUMED) TO THE NORTHEAST CORNER OF SAID LOT # 7, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 14 FT. WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 5353.83 FEET (ASSUMED) TO THE NORTHWEST CORNER OF LOT # 310 IN THE PLAT OF "BLOCKS "A" & "B" BELLEVILLE 2ND UNIT" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF KENTUCKY STREET; THENCE SOUTH A DISTANCE OF 1175 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF FORD STREET THENCE WEST ALONG THE SOUTH LINE TO THE NORTHEAST CORNER OF LOT # 96 IN THE PLAT "BELLEVILLE 1ST UNIT" AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF LAKE STREET; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 1118 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT # 32 IN SAID PLAT, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 14 FT. WIDE EAST-WEST PUBLIC ALLEY; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 3073.18 FEET (ASSUMED); THENCE SOUTHEASTERLY 5 FEET (ASSUMED) TO THE NORTHWESTERLY CORNER OF LOT # 764 IN THE PLAT OF "BELLEVILLE 3RD UNIT" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST LINE OF A NORTH-SOUTH 14 FOOT WIDE PUBLIC ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY FOR THE NEXT TWO (2) COURSES, SOUTHWESTERLY A DISTANCE OF 5 FEET (ASSUMED) AND SOUTH A DISTANCE OF 507 FEET (ASSUMED) TO THE NORTHWEST CORNER OF LOT # 753 IN SAID PLAT, SAID POINT ALSO BEING ON THE SOUTH LINE OF HURON STREET (A.K.A. SOUTHVIEW STREET); THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 701 FEET (ASSUMED) TO THE NORTHWEST CORNER OF LOT "C" IN THE PLAT OF "BELLEVILLE UNIT "B" SECTION 7 PART 2" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST LINE OF LOMBARDY DRIVE; THENCE SOUTHEASTERLY ALONG SAID EAST LINE A DISTANCE OF 50 FEET (ASSUMED); THENCE WEST A DISTANCE OF 81 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT "A" OF THE PLAT OF "SOUTH BEND PUBLIC LIBRARY MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 182.93 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 171.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND A POINT ON THE NORTHERLY LINE OF FORD STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 339.48 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-4129-5043.47; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 88 FEET (ASSUMED) TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG NORTH LINE OF SAID PARCEL AND A PARCEL WITH TAX KEY NUMBER 18-4129-5043.33 AND A PARCEL WITH TAX KEY NUMBER 18-4129-5043.44 AND ITS WESTERLY EXTENSION A DISTANCE OF 1042.81 FEET (ASSUMED) TO A POINT ON THE WESTERLY LINE OF SUMMIT DRIVE; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 411.24 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT # 807 OF THE PLAT OF "BELLEVILLE UNIT "F"" SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 1500.13 FEET (ASSUMED) TO THE NORTHWEST CORNER OF SAID PLAT AND THE CENTERLINE OF MAYFLOWER ROAD; THENCE NORTH ALONG SAID CENTERLINE A DISTANCE OF 841.54 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE PLAT OF "MAYFLOWER 1ST UNIT" SUBDIVISION AS RECORDED IN THE RECORDS OF THE

RECORDER'S OFFICE OF ST. JOSEPH COUNTY, INDIANA, EXTENDED WEST; THENCE EAST AND NORTHEASTERLY ALONG SAID WESTERLY EXTENDED LINE AND THE SOUTH LINE OF SAID PLAT A DISTANCE OF 1471.35 FEET TO THE WEST LINE OF SUMMIT DRIVE; THENCE CONTINUING IN A NORTHEASTERLY DIRECTION A DISTANCE OF 88 FEET (ASSUMED) TO THE EAST LINE OF SAID SUMMIT DRIVE; THENCE NORTH AND NORTHWESTERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOMBARDY DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT # 335 IN THE PLAT OF "GARDEN VILLAGE 3RD UNIT" AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY CROSSING WASHINGTON STREET (60 R/W) TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH A TAX KEY NUMBER 18-41-25-4885 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE CONTINUING ALONG SAID EAST LINE OF LOMBARDY DRIVE TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-4124-4818; THENCE ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 583.93 FEET TO THE SOUTHWESTERLY LINE OF THE PLAT OF "GARDEN VILLAGE 2ND UNIT" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG SAID PLAT LINE A DISTANCE OF 293.90 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT "E" IN SAID PLAT OF "GARDEN VILLAGE 2ND UNIT"; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 105 FEET (ASSUMED) TO THE SOUTHEASTERLY CORNER OF LOT "F" IN SAID PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SADI LOT 56.53 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGEWAY; THENCE EASTERLY A DISTANCE OF 60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT # 287 IN SAID PLAT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGEWAY; THENCE ALONG SAID EASTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT # 287; THENCE ALONG THE SOUTH LINES OF LOTS # 287 TO # 273 IN SAID PLAT FOR A DISTANCE OF 751.14 FEET MORE OR LESS TO THE WEST LINE OF SHERIDAN AVENUE; THENCE EAST A DISTANCE OF 80 FEET (ASSUMED) TO THE EAST LINE OF SAID SHERIDAN AVENUE; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 209.24 FEET (ASSUMED) TO THE SOUTHWEST CORNER OF LOT # 203 IN SAID PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND ITS EASTERLY EXTENSION A DISTANCE OF 134 FEET (ASSUMED) TO THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 156.76 FEET (ASSUMED) TO THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION A DISTANCE OF 189 FEET (ASSUMED) TO THE EAST LINE OF CHICAGO STREET; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 80 FEET (ASSUMED) TO THE NORTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY; THENCE EAST ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION A DISTANCE OF 143 FEET (ASSUMED) TO THE EAST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 7 FEET (ASSUMED) TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 18-4069-2564; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 129 FEET (ASSUMED) TO THE WEST LINE OF ILLINOIS STREET; THENCE NORTH ALONG SAID WEST LINE 7 FEET (ASSUMED); THENCE EAST A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID ILLINOIS STREET AND A POINT ON THE NORTH LINE OF A 14 FOOT WIDE EAST-WEST PUBLIC ALLEY; THENCE EAST ALONG THE NORTH LINE OF SAID EAST-WEST PUBLIC ALLEY TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LAKE STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS WESTERLY EXTENSION, CROSSING FALCON STREET (60 FT. WIDE), TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FALCON STREET; THENCE NORTH CROSSING SAID WASHINGTON STREET (60 FT. WIDE) AND CONTINUING NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF FALCON STREET, TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LINDEN AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT Q BLOCK 1081 IN THE REPLAT OF LASALLE PARK 2ND PLAT AS RECORDED IN PLAT BOOK 17, PAGE L-1 IN THE RECORDS OF SAID COUNTY; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF LINDEN ROAD, A DISTANCE OF 1125 FEET TO THE NORTHWEST CORNER OF LOT E BLOCK 1021 IN SAID REPLAT OF LASALLE PARK 2ND PLAT; THENCE CONTINUING WEST PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 339 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, ALSO BEING THE CENTERLINE OF A 14 FOOT WIDE ALLEY, PERPENDICULAR BY MEASURE, BEING 7 FEET WEST OF THE NORTHWEST CORNER OF LOT 1001 IN LASALLE PARK 2ND ADDITION RECORDED IN PLAT BOOK 8, PAGE 30-31 IN THE OFFICE OF RECORDER OF SAID COUNTY; THENCE CONTINUING WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1097 FEET TO THE CENTERLINE OF GLADSTONE AVENUE BEING 25 FEET WEST OF THE NORTHWEST CORNER OF LOT 185 IN GARDEN VILLAGE 1ST UNIT RECORDED IN PLAT BOOK 17, PAGE G-4, IN THE OFFICE OF SAID RECORDER; THENCE CONTINUING WEST PARALLEL WITH SAID NORTH LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 225 FEET (ASSUMED) TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, ALSO BEING ALONG THE NORTH LINE OF LOT 370 IN GARDEN VILLAGE 3RD UNIT AS RECORDED IN PLAT BOOK 17, PAGE G-1 IN THE OFFICE OF SAID RECORDER; THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 70 FEET TO THE SOUTHEAST CORNER OF LOT 60 IN GRANDVIEW ADDITION AS RECORDED IN PLAT BOOK 9, PAGE 98 IN THE OFFICE OF RECORDER OF SAID COUNTY; THENCE CONTINUING NORTH ALONG SAID WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1315.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD; THENCE CONTINUING NORTH ALONG SAID WEST LINE, A DISTANCE OF 210 FEET (ASSUMED) TO THE SOUTHEAST CORNER OF LOT 32 IN SAID GRANDVIEW ADDITION; THENCE CONTINUING NORTH ALONG SAID WEST LINE, A DISTANCE OF 1070 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 40 FEET TO A POINT BEING 30 FEET WEST OF THE SOUTHWEST CORNER OF LOT 42 IN WEST HAVEN ADDITION AS RECORDED IN PLAT BOOK 18, PAGE W-1 IN THE OFFICE OF SAID RECORDER; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF ARDMORE TRAIL PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 660.7 FEET TO THE SOUTHWEST CORNER OF LOT 98 IN BRENTWOOD ESTATES 1ST ADDITION SECTION B AS RECORDED IN PLAT BOOK 19, SECTION B-5 IN THE OFFICE OF SAID RECORDER; THENCE CONTINUING EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 260 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN BRENTWOOD

ESTATES 1ST ADDITION SECTION A AS RECORDED IN PLAT BOOK 19, PAGE B-7 IN THE OFFICE OF SAID RECORDER; THENCE CONTINUING EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 366.12 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN SAID BRENTWOOD ESTATES 1ST ADDITION SECTION A; THENCE NORTHEASTERLY, A DISTANCE OF 74 FEET (ASSUMED) TO THE SOUTHWEST CORNER OF LOT 39 IN BRENTWOOD ESTATES 1ST ADDITION SECTION A; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF ARDMORE TRAIL, A DISTANCE OF 142.41 FEET TO THE SOUTHWEST CORNER OF LOT 48 IN SAID BRENTWOOD ESTATES 1ST ADDITION SECTION B; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 832.93 FEET TO THE SOUTHEAST CORNER OF LOT 72 IN SAID BRENTWOOD ESTATES 1ST ADDITION SECTION B; THENCE SOUTH 00 DEGREES 11 MINUTES 44 SECONDS WEST ALONG A WEST LINE OF A PARCEL DESCRIBED IN A CORPORATE WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 8014012 IN THE OFFICE OF SAID RECORDER, A DISTANCE OF 21.68 FEET (ASSUMED) TO SAID NORTH RIGHT-OF-WAY LINE OF ARDMORE TRAIL; THENCE NORTH 66 DEGREES 33 MINUTES 51 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 835.40 FEET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 26 FEET (ASSUMED) TO THE SOUTHWEST CORNER OF LOT 1 IN ALWARD'S ADDITION AS RECORDED IN PLAT BOOK 11, PAGE 73 IN THE OFFICE OF SAID RECORDER; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 509.02 FEET TO THE CENTERLINE OF A 14 FOOT WIDE ALLEY, EAST WEST BY MEASURE, BEING 8 FEET (ASSUMED) FROM THE SOUTHEAST CORNER OF LOT 51 IN SAID ALWARD'S ADDITION, AS MEASURED PARALLEL WITH THE CENTERLINE OF SAID ARDMORE TRAIL; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 8 FEET (ASSUMED) TO THE SOUTHWEST CORNER OF LOT 46 IN VOGT'S 1ST ADDITION AS RECORDED IN PLAT BOOK 10, PAGE 95 IN THE OFFICE OF SAID RECORDER; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT # 13 IN THE PLAT OF "VOGT'S 1ST ADDITION" SUBDIVISION AS RECORDS IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 460 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT # 24 IN SAID PLAT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION A DISTANCE OF 180 FEET (ASSUMED) TO A POINT ON THE WEST LINE OF KENTUCKY STREET; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 75 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT # 31 IN SAID PLAT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION 140 FEET (ASSUMED) TO THE SOUTHEAST CORNER OF LOT # 66 IN THE PLAT OF "ALWARD'S ADDITION" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 40 FEET (ASSUMED) TO THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION A DISTANCE OF 180 FEET (ASSUMED) TO A POINT ON THE WEST LINE OF IOWA STREET; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 50 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT # 194 IN THE PLAT OF "BRENTWOOD ESTATES 4TH ADDITION" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION A DISTANCE OF 134 FEET (ASSUMED) TO A POINT ON THE WEST LINE OF A 14 FOOT WIDE NORTH-SOUTH PUBLIC ALLEY; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 55 FEET (ASSUMED) TO THE CENTERLINE OF THE FIRST 14 FOOT WIDE EAST-WEST VACATED PUBLIC ALLEY SOUTH OF LINCOLNWAY WEST; THENCE WEST 170 FEET (ASSUMED) ALONG SAID CENTERLINE AND ITS WESTERLY EXTENTION TO A POINT ON THE WEST LINE OF RYER STREET; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 35 FEET (ASSUMED) TO THE SOUTHEAST CORNER OF LOT # 182 IN THE PLAT OF "BRENTWOOD ESTATES 3RD ADDITION" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 324.28 FEET (ASSUMED) TO A POINT ON THE NORTH LINE OF LOT # 177 IN SAID PLAT; THENCE CONTINUING ALONG THE NORTH LINE OF LOTS # 177 THROUGH # 172 IN SAID PLAT A DISTANCE OF 437.05 FEET (ASSUMED) TO A POINT ON THE EAST LINE OF LOT # 171 IN SAID PLAT; THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF THE PLAT OF "BRENTWOOD ESTATES 6TH ADDITION" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY A DISTANCE OF 274.83 FEET TO THE SOUTHEAST CORNER OF LOT # 207 IN SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION A DISTANCE OF 155.50 FEET (ASSUMED) TO A POINT ON THE WEST LINE OF BRENTWOOD COURT; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 70 FEET (ASSUMED) TO THE SOUTHEAST CORNER OF LOT # 215 IN SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 116.01 FEET TO THE WEST LINE OF SAID LOT AND PLAT; THENCE SOUTH ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 294.60 FEET (ASSUMED) TO THE NORTH LINE OF THE PLAT SAID OF "BRENTWOOD ESTATES 3RD ADDITION" SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 310.70 FEET (ASSUMED) TO A POINT ON THE EAST LINE OF LOT # 165 IN SAID PLAT; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 140.3 FEET (ASSUMED) TO THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND LOT # 164 IN SAID PLAT A DISTANCE OF 133.80 FEET (ASSUMED) TO THE NORTHEAST CORNER OF LOT # 141 IN THE PLAT OF BRENTWOOD ESTATES 2ND ADDITION" SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION A DISTANCE OF 179.58 FEET (ASSUMED) TO A POINT ON THE WEST LINE OF SHERIDAN AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 245.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF EDISON ROAD; THENCE WESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 1312.59 FEET (ASSUMED) TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WOODLAND AVENUE AND THE PRESENT CITY OF SOUTH BEND CORPORATION LIMITS; THENCE NORTH ALONG SAID CENTERLINE AND CORPORATION LINE A DISTANCE OF 40 FEET (ASSUMED) TO THE CENTERLINE OF EDISON ROAD; THENCE WEST ALONG SAID CENTERLINE AND CORPORATION LINE A DISTANCE OF 198.45 FEET (ASSUMED); THENCE CONTINUING ALONG SAID CORPORATION LINE FOR THE NEXT THREE (3) COURSES, NORTH A DISTANCE OF 428.31 FEET (ASSUMED) AND EAST A DISTANCE OF 200 FEET (ASSUMED) AND NORTH A DISTANCE OF 318 FEET (ASSUMED) TO A POINT ON THE NORTHERLY LINE OF LINCOLNWAY WEST; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLNWAY WEST TO THE WEST LINE OF A PARCEL OF GROUND WITH A TAX KEY NUMBER 25-1022-0664 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH A TAX KEY NUMBER 25-1022-066401 IN THE RECORDS OF

THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE CONTINUING EAST ALONG SAID NORTH LINE 76 FEET MORE OR LESS; THENCE NORTH 288 FEET MORE OR LESS; THENCE NORTHEASTERLY 756 FEET MORE OR LESS; THENCE SOUTHEASTERLY 306 FEET MORE OR LESS; THENCE EAST 180 FEET MORE OR LESS; THENCE SOUTH 36 FEET MORE OR LESS TO THE NORTH LINE OF A PARCEL OF GROUND WITH A TAX KEY NUMBER 25-1023-068201 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF PARCELS WITH TAX KEY NUMBERS 25-1008-033505 AND 18-2183-688606 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, THENCE NORTH 54 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF PROGRESS DRIVE; THENCE EAST ALONG SAID NORTH LINE 1,260 FEET MORE OR LESS TO THE WEST LINE OF A PARCEL OF GROUND WITH A TAX KEY NUMBER 25-1006-0297 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH ALONG THE WEST LINE AND EAST ALONG NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH A TAX KEY NUMBER 25-1006-0298 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF PARCELS WITH TAX KEY NUMBER 25-1006-0296, 25-1006-030003 AND 25-1006-0300 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, 1,926 FEET MORE OR LESS TO THE WEST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1006-0301 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF BENDIX DRIVE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF LATHROP DRIVE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1010-0399 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, EXTENDED SOUTH; THENCE NORTH ALONG SAID EXTENDED LINE AND THE WEST LINE OF SAID PARCEL AND A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1010-039902 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE WEST ALONG THE SOUTH LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1010-0373 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE, FOR THE NEXT THREE (3) COURSES, WEST 1,152 FEET MORE OR LESS AND NORTH 40 FEET MORE OR LESS AND WEST 504 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE EAST LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1019-0640 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH, 2,592 FEET MORE OR LESS ALONG THE EAST LINE OF SAID PARCEL AND PARCELS OF GROUND WITH TAX KEY NUMBER 25-1019-063801 AND 25-1019-0638 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST, 2,611.17 FEET MORE OR LESS, ALONG THE NORTH LINE OF PARCELS OF GROUND WITH TAX KEY NUMBER 25-1019-0638 AND 25-1019-0636 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL OF GROUND WITH TAX KEY NUMBER 25-1019-0636, 2,635 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1018-062406 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL AND ITS' WESTERLY EXTENSION, 4,592.98 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S. # 31 BY-PASS (A.K.A. ST. JOSEPH VALLEY PARKWAY); THENCE SOUTHERLY ALONG SAID WEST LINE, 2,795.02 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE SOUTH LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1020-034710 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE WITH THE SOUTH LINE OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 2 EAST; THENCE SOUTHWESTERLY, 1,320 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE U.S. # 31 BY-PASS (A.K.A. ST. JOSEPH VALLEY PARKWAY); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 1,460 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1021-036004 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL, 390 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE PLAT OF "R. M. LYNCH MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF SAID ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE NORTH ALONG THE EAST LINE OF SAID PLAT, 944.49 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID PLAT; THENCE WEST ALONG THE NORTH LINE OF SAID PLAT AND ITS' WESTERLY EXTENSION, 2,535.42 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF PINE ROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE, 616.06 FEET MORE OR LESS; THENCE EAST, 618.56 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 04-1021-035112 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH, 1,100 FEET MORE OR LESS, ALONG THE EAST LINE OF SAID PARCEL AND A PORTION OF THE WEST LINE OF THE PLAT OF "KELLER AND HALL MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE TO THE SOUTHWEST CORNER OF LOT # 2 IN SAID PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT #2, 249.65 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT # 2; THENCE NORTH ALONG THE EAST LINE OF SAID LOT # 2 AND ITS' NORTHERLY EXTENSION, 860 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. # 20; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1,314 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 04-1020-034702 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE, EASTERLY AND NORTHERLY ALONG THE LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID NORTHWEST RAMP OF THE U.S. # 31 BYPASS (A.K.A. ST. JOSEPH VALLEY PARKWAY) TO A POINT, 79.36 FEET SOUTH OF THE NORTH QUARTER POST OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 2 EAST; THENCE NORTH ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 31, 79.36 FEET TO THE NORTH QUARTER POST OF SAID SECTION 31; THENCE NORTH ALONG THE NORTH - SOUTH QUARTER LINE OF SECTION 30 TO A POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1020-033401 IN THE 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 A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE CLEVELAND ROAD; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD TO THE NORTHWEST CORNER OF SAID PARCEL OF GROUND WITH TAX KEY NUMBER 25-1020-033405 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE NORTH TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID CLEVELAND ROAD; THENCE WEST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH

THE CENTERLINE OF OLIVE ROAD; THENCE SOUTH ALONG SAID CENTERLINE TO A POINT WHICH IS PERPENDICULAR TO AND 20 FEET MORE OR LESS EAST OF THE SOUTHEAST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1020-033501 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE WEST 20 FEET MORE OR LESS TO SAID SOUTHEAST PARCEL CORNER; 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 A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD (A.K.A. OLD CLEVELAND ROAD); THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SECTION 30, TOWNSHIP 38 NORTH, RANGE 2 EAST; THENCE NORTH ALONG THE WEST LINES OF SECTIONS 30 AND 19 IN SAID TOWNSHIP 38 NORTH, RANGE 2 EAST, TO A POINT ON THE WEST LINE OF LOT 1 IN THE PLAT OF GIBBS' OLIVE ROAD MINOR SUBDIVISION AS THE SAME IS RECORDED AS INSTRUMENT NUMBER 0028450 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, SAID POINT BEING 114.58 FEET SOUTH 00 DEGREES 11 MINUTES 35 SECONDS WEST (REC. SOUTH 00 DEGREES 11 MINUTES 18 SECONDS WEST) FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 19 MINUTES 02 SECONDS WEST, 2674.83 FEET, MORE OR LESS, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24; THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST, ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 1603.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE NORTH 89 DEGREES 20 MINUTES 23 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3795.28 FEET, MORE OR LESS TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF OLIVE ROAD; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF OLIVE ROAD AND THE EAST RIGHT-OF-WAY LINE OLIVE ROAD EXTENDED TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BRICK ROAD; THENCE EAST AND EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS RECORDED UNDER INSTRUMENT # 8600255 IN THE RECORDS OF SAID COUNTY; THENCE NORTH 97.06 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 8717366, AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH 85 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 12.96 FEET TO THE SOUTHWEST CORNER OF THE TERMINUS OF LAKE BLACKTHORN DRIVE AS RECORDED UNDER INSTRUMENT #0323151 IN THE RECORDS OF SAID COUNTY SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRICK ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 85 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 199.30 FEET TO THE WESTERLY RIGHT OF WAY OF THE U.S. 31 BYPASS (ALSO KNOWN AS ST. JOSEPH VALLEY PARKWAY); THENCE ALONG THE WESTERLY LINE OF SAID U.S. 31 BYPASS (ALSO KNOWN AS ST. JOSEPH VALLEY PARKWAY) FOR THE NEXT EIGHT (8) COURSES, (1) NORTH 02 DEGREES 36 MINUTES 09 SECONDS EAST, A DISTANCE OF 256.87 FEET; (2) NORTH 35 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 401.95 FEET; (3) SOUTH 0 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 114.32 FEET; (4) NORTH 38 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 481.60 FEET; (5) NORTH 18 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 211.20 FEET; (6) AROUND A 5,950 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 934.56 FEET TO THE END OF A CHORD BEARING NORTH 12 DEGREES 00 MINUTES 23 SECONDS EAST, AND HAVING A DISTANCE OF 933.60 FEET; (7) NORTH 23 DEGREES 35 MINUTES 58 SECONDS EAST, A DISTANCE OF 409.65 FEET; (8) NORTH 17 DEGREES 36 MINUTES 51 SECONDS EAST, A DISTANCE OF 85.66 FEET TO A POINT WHICH IS SOUTH 89 DEGREES 49 MINUTES 49 SECONDS WEST, A DISTANCE OF 1549.41 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH HALF OF SECTION 18; THENCE CONTINUING FOR THE NEXT TWO (2) COURSES ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY OF THE ST. JOSEPH VALLEY PARKWAY AND THE EAST BOUNDARY OF ROLLING OAKS COUNTRY ESTATES, SECTION FIVE, AS RECORDED UNDER INSTRUMENT NUMBER 8020539 IN THE OFFICE OF RECORDER OF ST. JOSEPH COUNTY, INDIANA: (1) NORTH 24 DEGREES 26 MINUTES 22 SECONDS EAST, A DISTANCE OF 28.99 FEET, (2) NORTH 17 DEGREES 36 MINUTES 26 SECONDS EAST, A DISTANCE OF 707.18 FEET TO A POINT ON THE EAST LINE OF LOT 43 IN SAID ROLLING OAKS COUNTRY ESTATES, SECTION FIVE AND PROJECTED EAST LINE OF ROLLING OAKS COUNTRY ESTATE MINOR AS RECORDED UNDER INSTRUMENT NUMBER 9505754 IN THE OFFICE OF SAID RECORDER; THENCE CONTINUING NORTHEASTERLY ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY OF THE ST. JOSEPH VALLEY PARKWAY TO THE NORTH LINE OF THE WEST HALF OF FRACTIONAL SECTION 8 AND THE MONUMENTED INDIANA STATE LINE; THENCE NORTH 89 DEGREES 31 MINUTES 15 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 2300.11 FEET TO THE NORTH QUARTER CORNER OF SAID FRACTIONAL SECTION 8; THENCE NORTH 89 DEGREES 29 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF FRACTIONAL SECTION 8, A DISTANCE OF 120.33 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 21.63 FEET TO THE NORTH LINE OF BORDERLINE SUBDIVISION MINOR PLAT AS RECORDED IN PLAT BOOK 26, PAGE B IN THE OFFICE OF SAID RECORDER; THENCE THE NEXT THREE (3) COURSES ALONG THE PLATTED RIGHT-OF-WAY OF MAYFLOWER ROAD AS RECORDED WITHIN SAID BORDERLINE SUBDIVISION AND ARBOR POINTE, SECTION 6, AS RECORDED UNDER INSTRUMENT NUMBER 9635583 IN THE OFFICE OF SAID RECORDER: (1) SOUTH 76 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 37.35 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 06 MINUTES 15 SECONDS, AND A CHORD OF 100.13 FEET BEARING SOUTH 25 DEGREES 46 MINUTES 20 SECONDS WEST, (2) SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE, A DISTANCE OF 103.67 FEET, (3) SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 8, A DISTANCE OF 535.95 FEET TO THE SOUTH LINE OF SAID ARBOR POINTE, SECTION SIX; THENCE SOUTH 88 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 8, A DISTANCE OF 980.41 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF LOT TWO IN LICHTENBARGER MINOR SUBDIVISION AS RECORDED UNDER INSTRUMENT NUMBER 8731222 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 389.87 FEET TO THE NORTH LINE OF CHEROKEE GARDENS SUBDIVISION EXTENDED AND THE NORTH LINE OF WAGNER'S REPLAT EXTENDED AS RECORDED IN PLAT BOOK C, PAGE 2 AND PLAT BOOK 24, PAGE W, RESPECTIVELY, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 89 DEGREES 55 MINUTES 05 SECONDS WEST ALONG THE RESPECTIVE NORTH LINES OF SAID CHEROKEE GARDENS SUBDIVISION AND WAGNER'S REPLAT, A DISTANCE OF 1846.60 FEET TO THE NORTHWEST CORNER OF SAID CHEROKEE GARDENS; THENCE SOUTH

00 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 1280.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ADAMS ROAD; THENCE SOUTH 89 DEGREES 55 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID CHEROKEE GARDENS SUBDIVISION EXTENDED, AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1844.57 FEET TO THE SOUTHWEST CORNER OF LOT 12 IN SAID CHEROKEE GARDENS; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 8, A DISTANCE OF 40.01 FEET TO THE NORTH LINE OF THE NORTH HALF OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1330.14 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN CHURCH'S MINOR SUBDIVISION AS RECORDED UNDER INSTRUMENT NUMBER 0038244 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 89 DEGREES 50 MINUTES 53 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 531.84 FEET TO A POINT ON THE NORTH LINE OF J. LIGHTNER MINOR SUBDIVISION AS RECORDED UNDER INSTRUMENT NUMBER 9620477 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 52 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID J. LIGHTNER MINOR SUBDIVISION, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID J. LIGHTNER MINOR SUBDIVISION; THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 133.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 IN J. LIGHTNER MINOR SUBDIVISION; THENCE NORTH 89 DEGREES 52 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID J. LIGHTNER MINOR SUBDIVISION, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 665.38 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER PROJECTED; THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1298.64 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 2465.70 FEET TO A POINT WHICH IS NORTH 00 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 200.00 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 39 MINUTES 06 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 400.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 240.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BRICK ROAD; THENCE DUE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BRICK ROAD TO A POINT BEING DUE WEST AND 200 FEET FROM THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DUE SOUTH 220 FEET; THENCE DUE EAST 200.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE DUE NORTH A DISTANCE OF 220 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BRICK ROAD; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRICK ROAD TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MAYFLOWER ROAD; THENCE DUE NORTH 20 FEET, MORE OR LESS, TO THE CENTERLINE OF BRICK ROAD; THENCE EAST 30 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF BRICK ROAD TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MAYFLOWER ROAD; THENCE EAST ALONG SAID CENTERLINE OF BRICK ROAD TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF THE PLAT OF HIGH MEADOWS ESTATES SUBDIVISION AS SHOWN IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 35 OF THE HIGH MEADOWS ESTATES SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF THE HIGH MEADOWS ESTATES SUBDIVISION AND THE HARTMAN & DEMAEGT SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 8 OF THE HARTMAN & DEMAEGT SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF THE HARTMAN & DEMAEGT SUBDIVISION, EXTENDED EAST, TO A POINT THAT IS 138.48 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21; THENCE NORTH 465 FEET, MORE OR LESS; THENCE EAST 138.48 FEET; THENCE NORTH 530 FEET TO THE CENTERLINE OF BRICK ROAD; THENCE EAST 661.02 FEET ALONG SAID CENTERLINE; THENCE SOUTH 661.02 FEET MORE OR LESS TO THE NORTH LINE OF THE PLAT OF WEST CLEVELAND ROAD INDUSTRIAL PARK SECTION TWO AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF OUTLOT 7C OF THE PLAT OF THE TOLL ROAD INDUSTRIAL PARK, SECTION 7 AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE NORTH 88 DEGREES 53 MINUTES 36 SECONDS EAST, 1327.59 FEET TO THE NORTHEAST CORNER OF LOT 11 OF THE TOLL ROAD INDUSTRIAL PARK, SECTION 6; THENCE SOUTH 00 DEGREES 56 MINUTES 57 SECONDS EAST, 366.66 FEET TO THE NORTH LINE OF LOT 14, SECTION 6, OF THE TOLL ROAD INDUSTRIAL PARK; THENCE EASTERLY A DISTANCE OF 1322.97 FEET ALONG THE NORTH LINE OF LOT 14 AND LOT 15 OF SAID SECTION 6 TO THE EAST LINE OF SAID LOT 15, ALSO BEING THE EAST LINE OF SECTION 21; THENCE ALONG THE SAID EAST LINE SOUTH 00 DEGREES 45 MINUTES 45 SECONDS EAST A DISTANCE OF 1590.77 FEET TO THE EAST QUARTER POST OF SAID SECTION; THENCE SOUTH 01 DEGREES 00 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 585.04 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 1219.94 FEET TO THE CENTERLINE OF PORTAGE ROAD; THENCE SOUTH 21 DEGREES 44 MINUTES 25 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 292.53 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22, TO THE EAST-WEST CENTERLINE OF SAID SECTION 22; THENCE EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22; THENCE EAST ALONG SAID CENTERLINE TO THE CENTER OF SAID SECTION 22; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22 TO A POINT 214.50 FEET NORTH OF THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 99.00 FEET; THENCE SOUTH, PARALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SECTION 22, A DISTANCE OF 214.50 FEET TO THE SOUTH LINE OF SAID SECTION 22; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 22, A DISTANCE OF 99.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 22 (ALSO BEING THE NORTH 1/4 CORNER OF SECTION 27); THENCE EAST CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 216.7 FEET THENCE NORTH A DISTANCE OF 40 FEET TO THE NORTH RIGHT-OF-WAY LINE

OF CLEVELAND ROAD; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYNNWOOD AVENUE; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 411 FEET TO A POINT WHICH IS DIRECTLY WEST OF THE NORTHWEST CORNER OF LOT 2 OF THE PLAT OF VAN DER HEYDEN MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY; THENCE EAST CROSSING SAID LYNNWOOD AVENUE A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 400 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 93 FEET TO THE NORTHWEST CORNER OF A PARCEL OF GROUND WITH TAX KEY NUMBER 25-1050-1271 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL AND ITS' EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SHELLBARK AVENUE; THENCE SOUTH ALONG SAID EAST LINE AND ITS' SOUTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PORTAGE ROAD; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDIANA EAST-WEST TOLL ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND THE NORTH LINE OF THE PLAT OF RIVERSIDE CAMPUS MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF SAID COUNTY TO THE NORTHEAST CORNER OF SAID SUBDIVISION PLAT; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION PLAT TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BOLAND DRIVE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF PORTAGE ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID INDIANA EAST-WEST TOLL ROAD; THENCE WEST AND NORTHWEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST - WEST INDIANA TOLL ROAD TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MAPLE ROAD; THENCE SOUTHWEST AND SOUTHERLY ALONG THE EAST LINE OF SAID MAPLE ROAD AND BENDIX DRIVE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF REDWING DRIVE; THENCE EAST ALONG SAID SOUTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF THE PLAT OF HIGHLAND ESTATES SUBDIVISION SECTION 4, AS SHOWN IN THE RECORDS OF SAID COUNTY TO THE TERMINATION POINT OF REDWING DRIVE; THENCE IN A NORTHERLY AND NORTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID HIGHLAND ESTATES SUBDIVISION SECTION 4 TO THE NORTHWESTERLY CORNER OF LOT # 69 IN THE PLAT OF HIGHLAND ESTATES SUBDIVISION SECTION 3 AS SHOWN IN THE RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT # 69 AND LOT # 70 IN SAID PLAT TO THE SOUTHWEST CORNER OF SAID LOT # 70; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT # 70 AND LOTS # 71 AND # 72 IN SAID PLAT TO THE SOUTHEAST CORNER OF SAID LOT # 72, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PARCEL OF GROUND WITH TAX KEY NUMBER 25-1005-028501 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA AUDITOR'S OFFICE; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LATHROP STREET (A.K.A. DOUGLAS ROAD); THENCE WEST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENDIX DRIVE; THENCE SOUTH CROSSING SAID LATHROP STREET AND CONTINUING ALONG SAID EAST LINE OF BENDIX DRIVE TO THE POINT OF BEGINNING.

CONTAINING 8,096.77 ACRES MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.

Appendix C –

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
2024 – AREA 1		
3016 PORTAGE RD	018-2229-8542	ST JOSEPH COUNTY
2235 CLEVELAND RD	025-1057-1383	BEACON HEALTH SYSTEM INC
3113 RIVERSIDE DR	018-2228-8541	CITY OF SOUTH BEND
2123 CLEVELAND RD	025-1050-1271	HUEBNER ENTERPRISES LLC
3314 PORTAGE RD	025-1004-025601	AMOURI INCORPORATED
2024 – AREA 1A		
2929 LATHROP ST	025-1005-028501	SLATER AS & STATE OF CA PUBLIC EMPLOYERS RETIREMENT SYSTEM C/O AEP
2024 – AREA 2		
711 LELAND AVE	018-1057-2416	CASPERS-SHUTTS FAMILY TRUST
701 PORTAGE AVE	018-1057-2411	STYLE INC
715 LEELAND	018-1057-2415	ST PAUL BETHEL BAPTIST CH TRUSTEES
703 LEELAND	018-1057-2420	PBH 5 LLC
705 LEELAND	018-1057-2419	TWO BROTHERS REAL ESTATE LLP
707 LEELAND	018-1057-2418	MARTIN DUSTIN K & DARRYL C

Appendix D – DEVELOPMENT AREA PLAN DOCUMENTS

The following plans cover all or some of the River West 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

- Kennedy Park Neighborhood Plan (2022)
- [Lincoln Park Neighborhood Revitalization Plan](#) (2012)
- Monroe Park Edgewater Neighborhood Plan (2023)
- [Southeast Neighborhood Master Plan](#) (2015)

COMMERCIAL CORRIDOR PLANS

- [West Side Main Streets \[Lincolnway West and Western Avenue\] Plan](#) (2014)

VENUES, PARKS & ARTS PLANS

- [City Cemetery Master Plan & Improvements \(View South Bend City Cemetery Page\)](#) (2015)
- [Riverfront Parks & Trails Conceptual Framework \(View Riverfront Parks & Trails Page\)](#) (2016)

EXHIBIT D

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
2024 – AREA 1		
3016 PORTAGE RD	018-2229-8542	ST JOSEPH COUNTY
2235 CLEVELAND RD	025-1057-1383	BEACON HEALTH SYSTEM INC
3113 RIVERSIDE DR	018-2228-8541	CITY OF SOUTH BEND
2123 CLEVELAND RD	025-1050-1271	HUEBNER ENTERPRISES LLC
3314 PORTAGE RD	025-1004-025601	AMOURI INCORPORATED
2024 – AREA 1A		
2929 LATHROP ST	025-1005-028501	SLATER AS & STATE OF CA PUBLIC EMPLOYERS RETIREMENT SYSTEM C/O AEP
2024 – AREA 2		
711 LEELAND AVE	018-1057-2416	CASPERS-SHUTTS FAMILY TRUST
701 PORTAGE AVE	018-1057-2411	STYLE INC
715 LEELAND	018-1057-2415	ST PAUL BETHEL BAPTIST CH TRUSTEES
703 LEELAND	018-1057-2420	PBH 5 LLC
705 LEELAND	018-1057-2419	TWO BROTHERS REAL ESTATE LLP
707 LEELAND	018-1057-2418	MARTIN DUSTIN K & DARRYL C

Requested Action

A RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE SOUTH SIDE DEVELOPMENT AREA

Project Summary

On October 24, 2024, the South Bend Redevelopment Commission approved and adopted its Resolution No. 3613 entitled "Resolution of the South Bend Redevelopment Commission Amending the Boundaries of the South Side Development Area and the South Side Development Area Allocation Area No. 1, Amending and Restating the Development Plan for Said Area and Regarding Related Matters".

The purpose of the South Side Development Area Plan is as follows:

- 1) To provide a broad vision and strategy for the economic and physical revitalization of the South Side Development Area, and
- 2) To establish a framework for ongoing collaborative planning efforts involving residents and other property owners, business owners, civic associations, institutional partners, and local government, and
- 3) To promote high quality, impactful projects consistent with best practice planning principles.

Recommendation

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Plan Commission approve the resolution.

RESOLUTION NO. _____

**RESOLUTION OF THE SOUTH BEND PLAN COMMISSION
APPROVING RESOLUTIONS OF THE SOUTH BEND
REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF
THE SOUTH SIDE DEVELOPMENT AREA.**

WHEREAS, the South Bend Area Plan Commission (the “Area Plan Commission”), is the body charged with the duty of developing a general plan of development for the City of South Bend, Indiana (the “City”); and

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the South Bend Department of Redevelopment (the “Department”) on October 24, 2024, approved and adopted its Resolution No. 3613 entitled “Resolution of the South Bend Redevelopment Commission Amending the Boundaries of the South Side Development Area and the South Side Development Allocation Area No. 1, Amending and Restating the Development Plan for Said Area and Regarding Related Matters” (the “South Side Declaratory Resolution”); and

WHEREAS, the South Side 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 existing South Side Development Area; (ii) added certain parcels of property to the South Side Area property acquisition list; and (iii) approved an amended and restated development plan for the South Side Area (the “South Side Plan”); and

WHEREAS, the Plan Commission desires to approve the South Side Declaratory Resolution (the “Declaratory Resolutions”) and the Amended and Restated South Side Development Plan; and

WHEREAS, the Commission has submitted the Declaratory Resolutions and the Amended and Restated Plans to the Plan Commission for approval pursuant to the provision of Indiana Code 36-7-14, as amended (the “Act”), which Declaratory Resolutions and Amended and Restated Plans are attached hereto and made a part hereof; and

WHEREAS, pursuant to the provisions of the Act, the Plan Commission desires to issue its written order approving the Declaratory Resolution and the Amended and Restated Plan;

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

1. The Declaratory Resolution and the Amended and Restated Plan conform to the plan of the development of the City.
2. The Amended and Restated Plan is in all respects approved, ratified and confirmed.

3. The South Side Declaratory Resolution (i) designating and declaring certain territory to expand the existing South Side Area; (ii) adding certain property to the South Side acquisition list; and (iii) approving the South Side Plan is in all respects approved, ratified and confirmed.

4. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Amended and Restated Plan pursuant to Indiana Code 36-7-14-16.

5. The Secretary of the Plan Commission is hereby directed to file copies of the Declaratory Resolutions and the Amended and Restated Plans with the minutes of this public meeting.

PASSED, ISSUED AND APPROVED by the South Bend Plan Commission this _____ day of November, 2024.

SOUTH BEND PLAN COMMISSION

President

ATTEST:

Secretary



SOUTH SIDE
DEVELOPMENT AREA PLAN



CITY OF SOUTH BEND
AMENDED AND RESTATED 2024

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Purpose

The purpose of the South Side Development Area Plan is as follows:

- To provide a broad vision and strategy for the economic and physical revitalization of the South Side 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 South Side Development Area

The South Bend Redevelopment Commission designated the South Side Development Area in 2002 [Declaratory Resolution no 1914 and Confirming Resolution no 1928]. In 2019, certain territory was transferred from the River West Development Area to the South Side Development Area, and the boundaries were expanded to add certain other territory. [Declaratory Resolution No. 3480 and Confirming Resolution No. 3487]

Location of South Side Development Area

The South Side Development Area includes the South Gateway area (South Michigan and South Main Corridors south of Ewing Avenue), and the Ireland Road Commercial corridor including the retail districts between Lafayette Street and Ironwood Drive. The development area boundary is more specifically represented in Appendix A and in the legal description found in Appendix B.

Development Area Activities

Achievement of the goals and objectives for the South Side 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 South Side Development Plan.

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

The following are the goals and objectives for the South Side Development Area:

Goals / Objectives/List of Potential Projects

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to finance the following costs:

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.
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 and 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.

9. All other projects and purposes permitted by law.

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 South Side Development Area Plan meets the following required findings by the Redevelopment Commission pursuant to State Law (36-7-14-15(a)):

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

In connection with the accomplishment of this South Side Development Plan, the South Bend Redevelopment Commission shall include all added 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).

Estimated Costs of Acquisition and Economic Development to the South Side Development Area

Because the Commission does not intend to acquire property for the potential projects, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the potential projects. The estimated cost of the potential projects is not expected to exceed an amount that can be raised based on the amount of tax increment revenues generated in the Allocation Area.

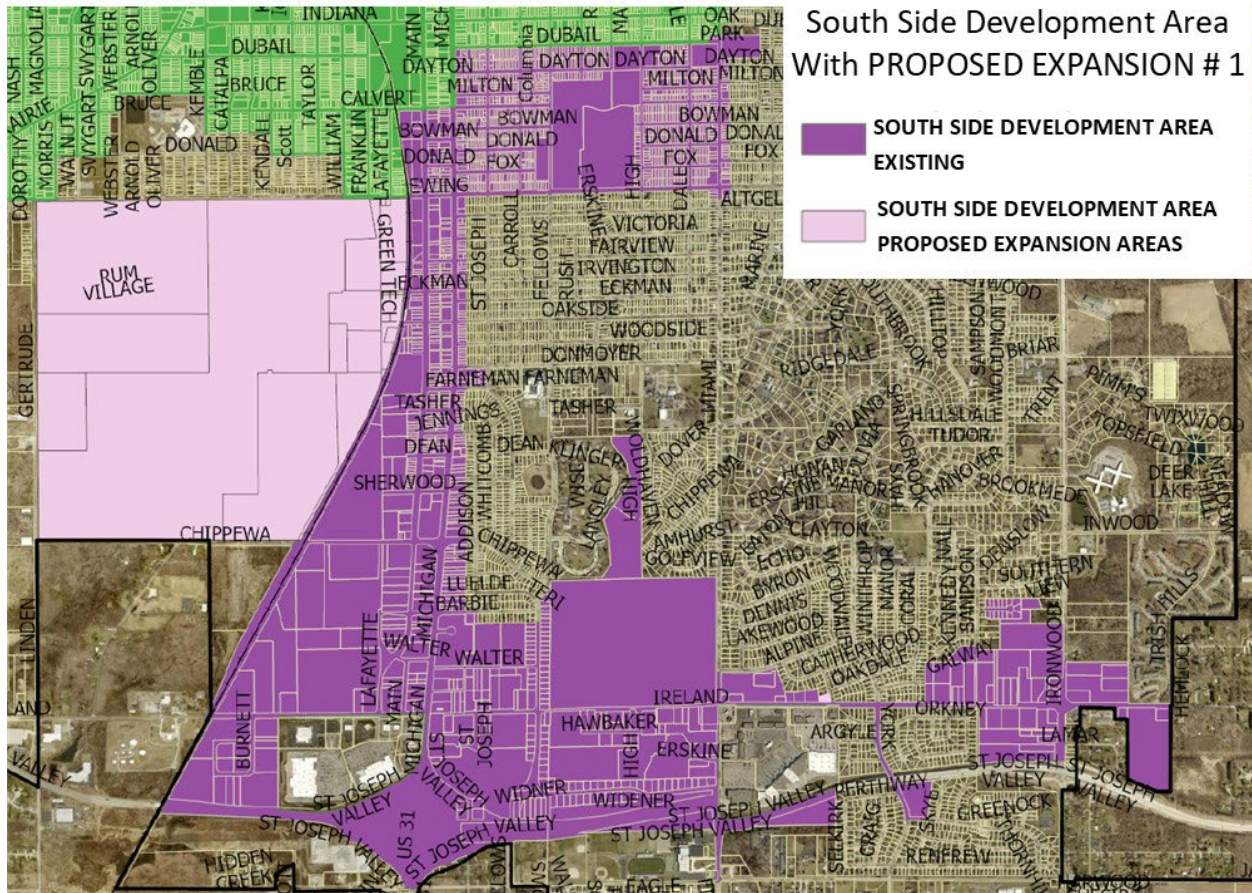
Procedure for Amendment of the South Side Development Area Plan

The South Side 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)



South Side Development Area
With PROPOSED EXPANSION # 2



Appendix B – LEGAL DESCRIPTION

LEGAL DESCRIPTION SOUTH SIDE DEVELOPMENT AREA (REVISED 10-16-24)

A parcel land being a part of the Northeast Quarter of Section 26, and a part of the Northeast, Southeast and Southwest Quarters of Section 23 and a part of the West half of Section 24, all in Township 37 North, Range 2 East, and portions of Sections, 13, 18, 19, 29, 30 and 31 all in Township 37 North, Range 3 East, City of South Bend, Centre Township and Portage Township, St. Joseph County, Indiana and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Chippewa Avenue and the West right-of-way line of the now abandon Penn Central Railroad located in the Northeast Quarter of said Section 26; thence Northeasterly along said West right-of-way line to a point of intersection with the North right-of-way line of Chippewa Avenue; thence West along said North line to a point of intersection with the East right-of-way line of South Gertrude Street; thence North along said East line to a point of intersection with the South line of a Parcel of ground with Tax Key Number 18-8020-037101 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence East along the South line of said Parcel to the West line of a Parcel of ground with Tax Key Number 18-8020-0837101 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence North along said West line to a point of intersection with the South right-of-way of Ewing Street; thence East along said South line to a point of intersection with the Westerly Line of Parcel of ground with Tax Key Number 18-8012-056702 as shown in the Records of the St. Joseph County, Indiana Auditor's Office extended South; thence North along said extended line and in a Northwesterly and Northerly direction along the West line of said Parcel of Ground and the Westerly line of a Parcel of ground with Tax Key Number 18-8012-056701 as shown in the Records of the St. Joseph County, Indiana Auditor's Office to a point of intersection with the South Right-of-way line of Calvert Street; thence East along said South right-of-way and crossing Main Street (99 ft. Wide) to a point of intersection with the East right-of-way of said Main Street; thence North along said East right-of-way line to the Northwest corner of a Parcel of ground with Tax Key Number 18-8010-0453 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence East along the North line of said Parcel and its' Easterly extension to a point of intersection with the Southwest corner of a Parcel of ground with Tax Key Number 18-8010-0455 as shown in the Records of the St. Joseph County, Indiana Auditor's Office, said Parcel corner also being on the East right-of-way line of a 14 Ft. wide North-South Public Alley; thence North along said East right-of-way line to the Northwest corner of said Parcel; thence East along the North line of said Parcel to the Northeast corner of said Parcel, said Northeast corner also being on the West right-of-way line of Michigan Street; thence in a Southeasterly direction crossing said Michigan Street (99 ft. Wide) to a point of intersection of the East right-of-way line of said Michigan Street with the South right-of-way line of Calvert Street; thence North along the East right-of-way line of Michigan Street to a point of intersection with the South right-of-way line of Dubail Street; thence along the South right-of-way line of said Dubail Street to the Northwest corner of Lot # 57 in the Plat of "Oak Park 2nd Addition" as shown in the Records of the St. Joseph County, Indiana Recorder's Office; thence North crossing said Dubail Street (70 ft. Wide), 70 feet more or less to the Southwest corner of Lot # 8 in said Plat; thence North along the West line of said Lot, to the Northwest corner of said Lot; thence East along the Southerly line of a Parcel of ground with Tax Key Number 18-7052-1980 as shown in the Records of the St. Joseph County, Indiana Auditor's Office, 63 feet more or less and North 11.56 feet more or less and East 69 feet more or less to the Southeast corner of said Parcel of ground; thence continuing East crossing Miami Street (60 ft. Wide) to the Northwest corner of a Parcel of ground with Tax Key Number 18-7083-3034 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence continuing East along the North line of said Parcel and its' Easterly extension to a point of intersection with the East right-of-way line of a 12 ft. Wide North-South Public Alley; thence South along said East right-of-way line to a point which is perpendicular to and 12 feet more or less East of the Southeast corner of said Parcel with Tax Key Number 18-7083-3034; thence West 12 feet more or less to the Southeast corner of said Parcel; thence West along the South line of said Parcel to the Northwest corner of Lot # 10 in the Plat of "Miami Addition" as Recorded in the Records of the St. Joseph County, Indiana Recorder's Office, said Lot corner also being on the East right-of-way line of a 14 ft. Wide North-South Public Alley; thence South along said East right-of-way line to a point of intersection with the Southwest corner of Lot # 266 in the Plat of "South-East Addition 3rd Replat" as Recorded in the Records of said County; thence Southeasterly crossing Fox Street (60 ft. Wide) to a point of intersection with the Northwest corner of Lot # 26 in the Plat of "Demler's 2nd Survey" as Recorded in the Records of said County, said point also being on the East right-of-way line of a 14 ft. wide North-South Public Alley; thence South along said East right-of-way line to a point which is perpendicular to and 14 feet more or less East of the Southeast corner of Lot # 12 in the Plat of "Miami Heights" as Recorded in the Records of said County; thence West 14 feet more or less to said Southeast Lot corner; thence West along the South line of said Lot to the Southwest corner of said Lot, said Lot corner being on the East right-of-way line of Miami Street; thence North along said East right-of-way line to a point which is perpendicular to and 60 feet more or less East of the Southeast corner of Lot # 3 in the Plat of "Weidler's 1st Addition" as Recorded in the Records of said County; thence West 60 feet more or less to said Southeast Lot corner; thence West along the South line of said Lot and its' Westerly extension to a point of intersection with the West right-of-way line of a 14 ft. Wide North-South Public Alley; thence North along said West right-of-way line to a point of intersection with the South right-of-way line of Ewing Street; thence West along said South right-of-way line of Ewing Street to the first North-South property line located East of Michigan Street; thence South along said first North-South property line to the North right-of-way line of Altgeld Street; thence East along said Altgeld Street, a distance of 5 feet to the West right-of-way line of the first alley East of Michigan Street projected North; thence South along said West right-of-way line and its projection to the South right-of-way line of Donmoyer Avenue; thence East along said South right-of-way line to the West right-of-way line of St. Joseph Street; thence South along said West right-of-way line to the North right-of-way line of Farneman Street; thence West along said North right-of-way line to the intersection with the West right-of-way line of the first alley located East of Michigan Street projected North; thence South along said West right-of-way line and its projection North to the North right-of-way line of Jennings Avenue; thence East along said North right-of-way line to the intersection with the West right-of-way line of the first alley located East of Michigan Street projected North; thence South along said West right-of-way line and its projection to the South right-of-way line of Chippewa Avenue; thence South along said West right-of-way line to the North right-of-way line of Barbie Street; thence East along said North right-of-way line to the West line of Lot # 56 in the Plat of "Zook's First Subdivision" as Recorded in the Records of said County, projected North; thence South along said West line of said Lot # 56 and its projection to the Southwest corner of said Lot # 56; thence East along the South line of said "Zook's First Subdivision" to the East right-of-way line of Fellows Street; thence North along said east right-of-way line to the North line of Lot # 75 in said "Zook's First Subdivision"; thence East along said North line to the East line of said "Zook's First Subdivision"; thence North and Northeasterly along said East line to the North line of the Erskine Golf Course Parcel; thence East along the North line of said Erskine Golf Course to the Southwest corner of a Parcel of ground with Tax Key Number 18-7138-493302 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence in a generally Northerly direction along the West line of said Parcel and the Westerly line of a Parcel of ground with Tax Key Number 18-7138-493301 as shown in the

Records of the St. Joseph County, Indiana Auditor's Office to the North line of said Parcel 18-7138-493301; thence East along the North line of said Parcel to a point of intersection with the West line of the Plat of "Miami Hills Addition" as Recorded in the Records of the St. Joseph County, Indiana Recorder's Office; thence South along said West Plat line to a point of intersection with the Erskine Golf Course North property line, Parcel Tax Key Number 18-7164-5777 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence East along the North line of said Parcel to the Northeast corner of said Parcel, said Parcel corner also being on the West right-of-way line of Miami Street; thence South along said West right-of-way line to the South right-of-way line of Alpine Drive projected West; thence East along said South right-of-way line and its projection to the East line of Lot "A" in the Plat of "Broadmoor Section 3 Revised Plat" as Recorded in the Records of said County; thence Southeasterly to the Northwest corner of Lot # 254 in said Plat; thence East and Northeasterly to the Northeast corner of Lot # 247 in said Plat; thence Southeasterly to the Northwesterly corner of Lot # 245 in said Plat; thence Northeasterly along said North line to point of intersection with the Westerly right-of-way line of Brookton Drive; thence Southeasterly along said Westerly line to a point of intersection with the North right-of-way line of Ireland Road; thence East along the North right-of-way line of Ireland Road to the East line of the Plat of "Broadmoor Section 6" as Recorded in the Records of said County; thence North along said East line to the South line of Lot # 472 in said "Broadmoor Section 6" Plat; thence East along said South line of Lot # 472 and the South lines of Lots # 10 and # 9 in the Plat of "Ireland Woods, Section One" as Recorded in the Records of said County; thence Northeasterly along the South lines of Lots # 8 and # 7 in said Plat and the Southerly line of Lots "A" and "B" in the Plat of "A. J.'s Replat" as Recorded in the Records of said County and the Southerly line of Lot # 4 in said Plat of "Ireland Woods, Section One"; thence East along the South line of Lots # 3, # 2, # 1 in said Plat and Lot # 71AA in the Plat of "Ireland Woods, Section Three" as Recorded in the Records of said County to the East line of said Lot # 71AA; thence North along said East line of Lot # 71AA, and the East lines of Outlot "B" in the Plat of "Ireland Woods, Section Two, Part Two" as Recorded in the Records of said County and Lots # 69 and # 68 in the Plat of "Ireland Woods, Section Two, Part One" as Recorded in the Records of said County; thence West along the North line of said Lot # 68, a distance of 181 feet; thence North 20 feet; thence West 35 feet; thence North along the East line of Lots # 67, # 52 and # 51 in said Plat of "Ireland Woods, Section Two, Part One" to the South line of the Plat of "Meadow View Second Addition" as Recorded in the Records of said County; thence East along said South line to the West line of a 1.187 acre parcel of land; thence Southeasterly along said West line to the North line of a 2.577 acre parcel of land; thence West along said North line to the West line of said 2.577 acre parcel; thence South along said West line to the South line of said 2.577 acre parcel; thence East along said South line to the West right-of-way line of Ironwood Road; thence South along said West right-of-way line to the North line of the Plat of "Ruby Plaza Minor Subdivision" as Recorded in the Records of said County projected West; thence East along said North line and its projection to the East line of said Plat of "Ruby Plaza Subdivision"; thence South along said East line to the North right-of-way line of Ireland Road; thence East along the North right-of-way line of Ireland Road to a point of intersection with the West right-of-way line of Hemlock Road; thence Southerly crossing said Ireland Road 70 feet more or less to the Northeast corner of Lot # 1 of the Plat of "Stoner's Minor Subdivision" as Recorded in the Records of said County; thence South along the East line of said Lot # 1 and the East line of a Parcel of ground with Tax Key Number 26-1034-058202 as shown in the Records of the St. Joseph County, Indiana Auditor's Office to the Southeast corner of said Parcel; thence West along the South line of said Parcel to a point of intersection with the Northerly right-of-way line of the St. Joseph Valley Parkway (A.K.A. U.S. # 31 By-Pass); thence Northwesterly along said Northerly right-of-way line to the West line of said Parcel with Tax Key Number 26-1034-058202; thence North along the West line of said Parcel to the Southeast corner of a Parcel of ground with Tax Key Number 26-1167-6171 as shown in the Records of the St. Joseph County, Indiana Auditor's Office; thence West along the South line of said Parcel and its' Westerly extension to a point of intersection with the West right-of-way line of Queensboro Street; thence North along said West right-of-way line to a point of intersection with the South right-of-way line of Ireland Road; thence West along said South right-of-way line to the East right-of-way line of Ironwood Road; thence South along said East right-of-way line to the North right-of-way line of the U.S. 20 Bypass; thence West along said North right-of-way line to the East line of the Plat of "Scottsdale Addition, Section "C"" as Recorded in the Records of said County; thence North along said East line and the East line of the Plat of "Scottsdale Addition, Section "B"" as Recorded in the Records of said County, to the South right-of-way line of Ireland Road; thence West along said South right-of-way line to the West line of the Scottsdale Addition Section A; thence South along said West line to a point of intersection with the North right-of-way line of the U.S. 20 Bypass; thence East along said North line to a point of intersection with the East right-of-way line of York Road; thence Southeasterly along said East line 213.26 feet (assumed) to a point of intersection with the South right-of-way line of said U.S. 20 Bypass; thence East along said South line 540.73 feet (assumed) to the Northwest corner of Lot # 308 in the Plat of "Scottsdale Addition Section "D"" as Recorded in the Records of St. Joseph County, Indiana; thence Southwesterly along the West line of said Lot # 308 and the West lines Lots # 307 to Lot # 301 in said Plat and crossing Thornhill Drive (60 ft. wide) to a point of intersection with the South right-of-way line of said Thornhill Drive; thence along said South line in a Westerly direction and crossing York Road (70 ft. wide) to a point of intersection with the West right-of-way line of said York Road; thence along said West line in a Northwesterly direction to a point of intersection with the South right-of-way line of said U.S. 20 Bypass; thence in a Westerly direction for the next three (3) courses along said South line, Westerly 812.84 feet (assumed), South 14.05 feet (assumed) and Westerly 59.46 feet (assumed) to a point of intersection with the West line of said Plat of "Scottsdale Addition Section "D"" as Recorded in the Records of said County; thence South along the West line of said Plat 507.7 feet (assumed); thence West to the Southerly right-of-way line of the U.S. 20 Bypass; thence Southwesterly along said Southerly right-of-way line to the East right-of-way line of Miami Street; thence South along said East right-of-way line to the South right-of-way line of Jackson Road; thence West to the West right-of-way line of Miami Street; thence North along said West right-of-way line to the South right-of-way line of said U.S. 20 Bypass; thence West along said South right-of-way line to the West right-of-way line of Fellows Street projected South; thence Westerly, Southwesterly, and Southerly to the South right-of-way line of Jackson Road; thence West to the Westerly right-of-way line of said U. S. 20 Bypass; thence Northerly, Northwesterly, and Westerly along said South right-of-way line of the U. S. 20 Bypass to the Easterly right-of-way line of the now abandon Penn Central Railroad located in the South half of said Section 26; thence Northeasterly along said Easterly right-of-way line to the Southerly right-of-way line of Ireland Road; thence West along said South right-of-way line to the West right-of-way line of said abandon Penn Central Railroad; thence Northeasterly along said West right-of-way line to the place of beginning.

Appendix C –

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

Property Address	Parcel ID	Owner of Record
Area 1		
310 W EWING AVE	018-8013-0592	DARROW PHILIP S AND MARY P
302 W EWING AVE	018-8013-0593	DARROW PHILIP S
220 W EWING AVE	018-8013-0596	DEMBY ENTERPRISES LLC
UNIMPROVED PARCEL	018-8013-059801	JUAREZ JORGE
220 W ECKMAN ST	018-8013-059802	JUAREZ JORGE
220 W ECKMAN ST	018-8013-059802	JUAREZ JORGE
UNIMPROVED PARCEL	018-8013-059803	JUAREZ JORGE
UNIMPROVED PARCEL	018-8013-0599	AMLAND CORP % C J GIEFING
2820 S GERTRUDE ST	018-8020-037101	PARK DEPT CITY OF SOUTH BEND
2626 GERTRUDE ST	018-8020-0372	PARK DEPT CITY OF SOUTH BEND
UNIMPROVED PARCEL	018-8020-0835	REPUBLIC SERVICES OF INDIANA LTD PARTNERSHIP
2500 GREEN TECH DR	018-8020-083501	REPUBLIC SERVICES OF INDIANA LTD PARTNERSHIP
UNIMPROVED PARCEL	018-8020-083502	REPUBLIC SERVICES OF INDIANA LTD PARTNERSHIP
UNIMPROVED PARCEL	018-8020-083503	SHARK INVESTMENTS LLC
701 W CHIPPEWA AVE	018-8020-0837	INDIANA GRQ INC
759 W CHIPPEWA AVE	018-8020-083701	CHIPPEWA LLC ATTN: TAX DEPT
UNIMPROVED PARCEL	018-8020-083702	INDIANA LAND TRUST 731 GRN
3114 GERTRUDE ST	018-8020-083703	MISHAWAKA/SOUTH BEND TRUST
AREA 2		
4427 BROOKTON DR	023-1004-0312	JOHNNYT LLC
1335 IRELAND	023-1004-0313	JOHNNYT LLC

Appendix D – DEVELOPMENT AREA PLAN DOCUMENTS

The following plans cover all or some of the South Side 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

- [Rum Village Neighborhood Plan \(2022\)](#)
- [Southeast Neighborhood Master Plan \(2015\)](#)

EXHIBIT D

LIST OF PARCELS ADDED TO THE ACQUISITION LIST

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302 W EWING AVE	018-8013-0593	DARROW PHILIP S
220 W EWING AVE	018-8013-0596	DEMBY ENTERPRISES LLC
UNIMPROVED PARCEL	018-8013-059801	JUAREZ JORGE
220 W ECKMAN ST	018-8013-059802	JUAREZ JORGE
220 W ECKMAN ST	018-8013-059802	JUAREZ JORGE
UNIMPROVED PARCEL	018-8013-059803	JUAREZ JORGE
UNIMPROVED PARCEL	018-8013-0599	AMLAND CORP % C J GIEFING
2820 S GERTRUDE ST	018-8020-037101	PARK DEPT CITY OF SOUTH BEND
2626 GERTRUDE ST	018-8020-0372	PARK DEPT CITY OF SOUTH BEND
UNIMPROVED PARCEL	018-8020-0835	REPUBLIC SERVICES OF INDIANA LTD PARTNERSHIP
2500 GREEN TECH DR	018-8020-083501	REPUBLIC SERVICES OF INDIANA LTD PARTNERSHIP
UNIMPROVED PARCEL	018-8020-083502	REPUBLIC SERVICES OF INDIANA LTD PARTNERSHIP
UNIMPROVED PARCEL	018-8020-083503	SHARK INVESTMENTS LLC
701 W CHIPPEWA AVE	018-8020-0837	INDIANA GRQ INC
759 W CHIPPEWA AVE	018-8020-083701	CHIPPEWA LLC ATTN: TAX DEPT
UNIMPROVED PARCEL	018-8020-083702	INDIANA LAND TRUST 731 GRN
3114 GERTRUDE ST	018-8020-083703	MISHAWAKA/SOUTH BEND TRUST
AREA 2		
4427 BROOKTON DR	023-1004-0312	JOHNNYT LLC
1335 IRELAND	023-1004-0313	JOHNNYT LLC

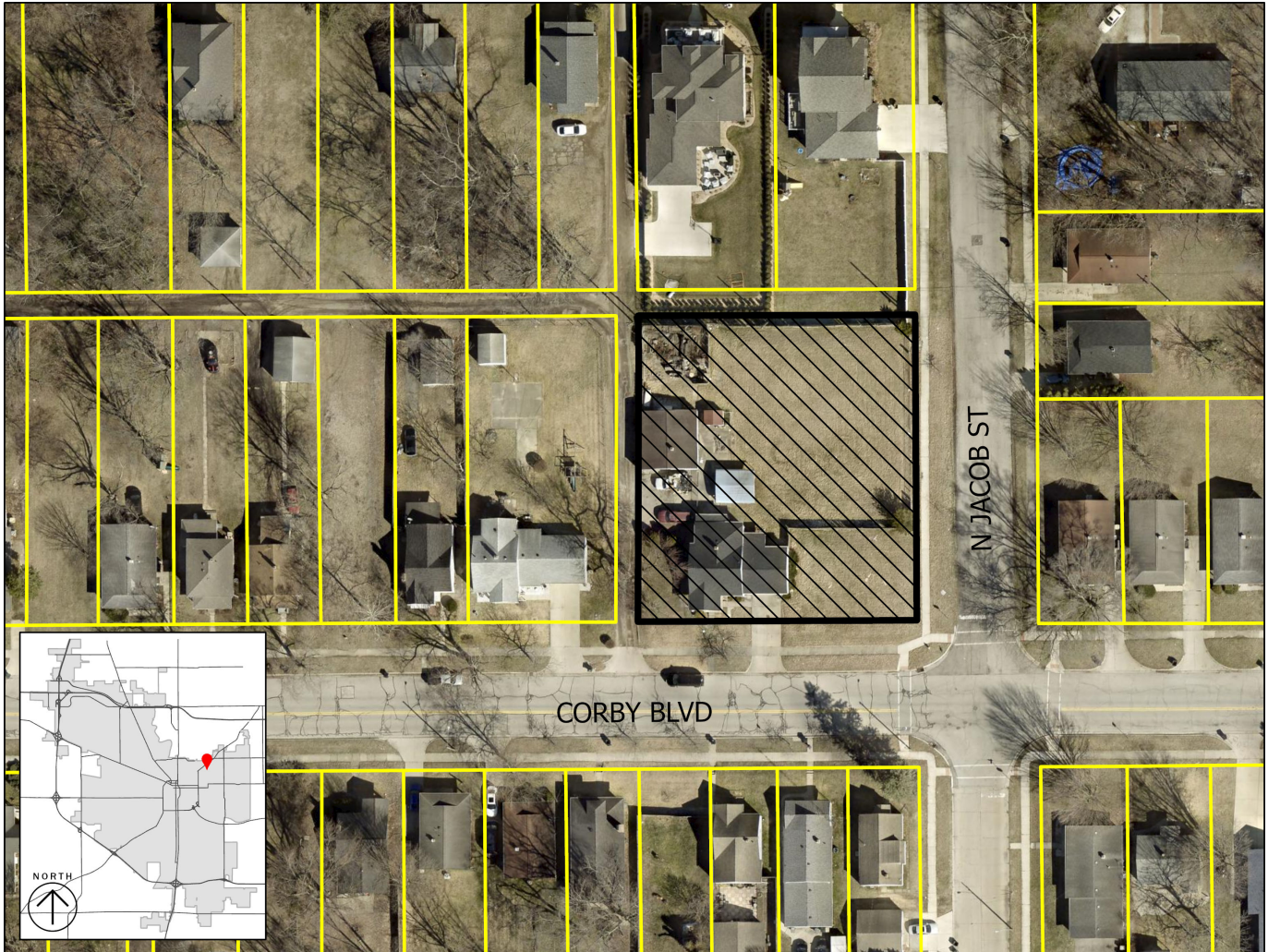
Property Information

Subdivision Name: **HOAGLAND ND ESTATES MINOR SUBDIVISION**
Location: 1351 CORBY BLVD

Requested Action

The total area of the subdivision is 0.199 acres and will consist of 3 building lots.

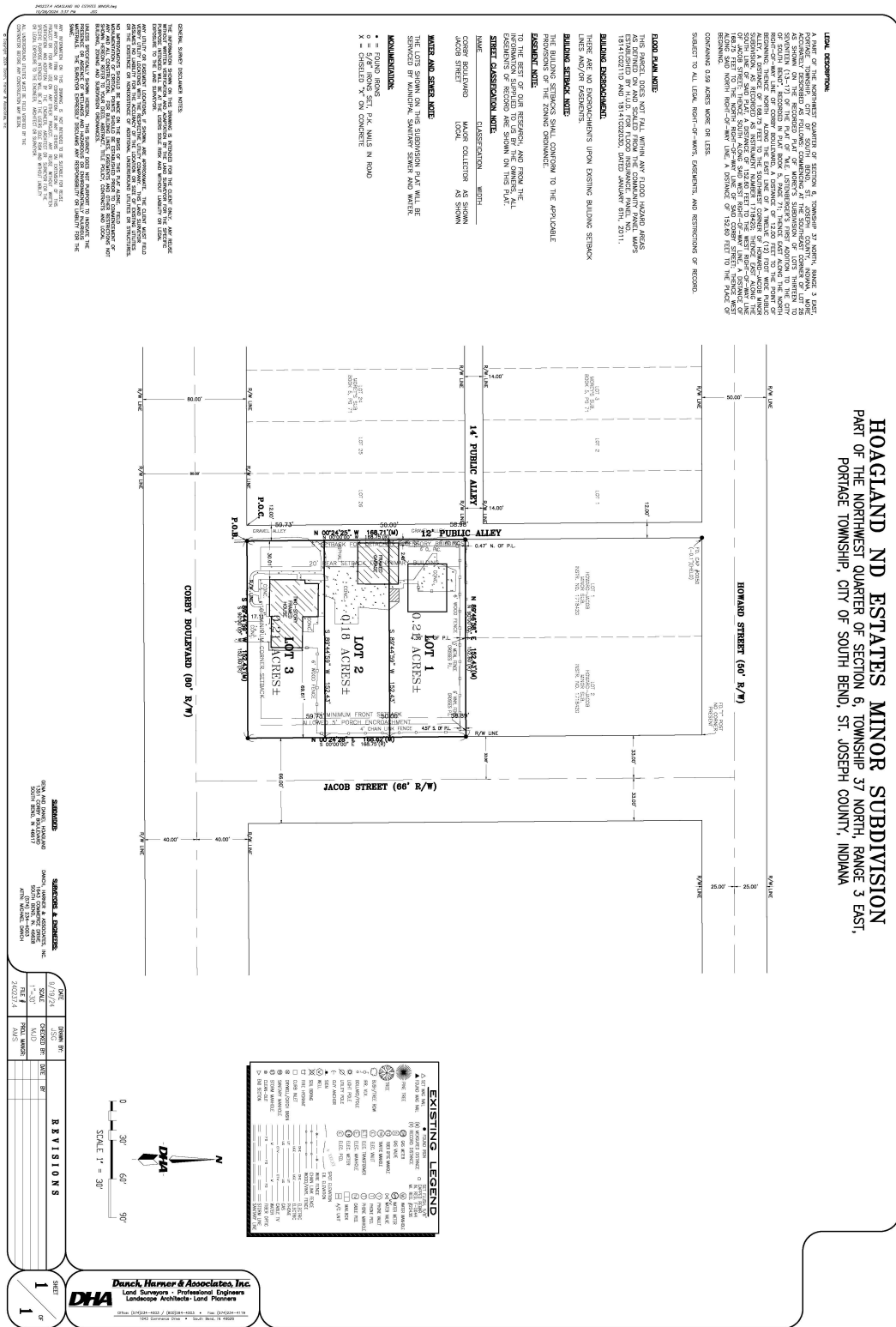
Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	All lots have alley access. Curb cuts to the street will not be permitted.

Recommendation

Staff Comments: There are no additional comments at this time.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.