



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

March 10, 2026

Mr. Jeffrey Serafini
333 South Anita Dr., Suite 400
Orange, CA 92868

RE: Consent to Annexation, Waiver of Rights to Remonstrate and
Acknowledgement of City Compact Fees – Sewer
Key No: 71-03-22-152-015.000-008

Dear Mr. Serafini:

At its March 10, 2026 meeting, the Board of Public Works approved the above referenced document and recorded it with the St. Joseph County Recorder's Office on March 10, 2026. A copy is enclosed for your records.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



**CITY OF SOUTH BEND
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING**

TO: Hillary R. Horvath, Clerk
Board of Public Works
FROM: Permit Manager
SUBJECT: Consent to Annexations

All Consent to Annexations on the agenda have been reviewed and are within the guidelines of the Sewer and Water Extension Policy. These are not extensions, just connections to existing lines.

Hold Recorded copy for: Board of Public Works

CONSENT TO ANNEXATION, WAIVER OF RIGHT TO REMONSTRATE
AND ACKNOWLEDGMENT OF MISCELLANOUS CITY FEES

In consideration for permission to tap into the municipal utility system (water and/or sewer) of the city of South Bend, Indiana, in order to provide sanitary sewer and/or water service to the following described property, (hereinafter referred to as the "Real Estate"), situated in St. Joseph County, Indiana.

Property Owner 1	<u>Gitsit Solutions LLC</u>
Property Address	<u>52308 Portage Rd, South Bend, IN 46628</u>
Tax ID/Key #	<u>26-0423240 / 71-03-22-152-015.000-008</u>
Legal Description	<u>Lot 8 Stephen J Molnar Jrs Portage Darden Add</u>
Mailing Address	<u>333 South Anita Dr, Suite 400 Orange, CA 92868-3314</u>
Phone/Email	<u>888-566-3287</u>

owner(s) of the Real Estate, (hereinafter "Owner"), for themselves and their successors in title, assigns, and personal representatives, hereby irrevocably waive and release any and all right which they may now or hereafter have to remonstrate against or otherwise interfere with, or oppose any pending or future annexation of the Real Estate by the City of South Bend.

In further consideration and to induce the City of South Bend to allow Owner to tap into the municipal utilities (sewer and/or water) of the City of South Bend, Owner, for themselves and their successors and assigns, agrees and stipulates irrevocably to vest in the City of South Bend the permanent right, at the City's discretion, to annex the Real Estate at any future time by duly authorized ordinance.

Owner further agrees that any deeds, contracts, or other instruments of conveyance made by Owner, their successors or assigns shall contain the waiver and release provisions contained herein, which provisions shall run with the land.

Pursuant to Chapter 17, Article 10, Sections 17-79 and 17-80 of the South Bend Municipal Code, Owner acknowledges and accepts the Owner's obligation to pay a wastewater and water system development charge based on expected usage. Further, the Owner acknowledges and agrees to pay the applicable surcharge established under Chapter 17, Article 10, Section 17-81 for wastewater service.

The delivery of any instrument of conveyance from the Owner to any successor, grantee, vendee or contract purchaser is subject to the terms of this document and the acceptance of such instrument shall constitute an acceptance of the foregoing provisions by said grantee, vendee, or contract purchaser and their successors in title.

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

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Hillary R. Horvath

Attest: Hillary R. Horvath, Clerk

Date: March 10, 2026

Jeffrey Serafini

(Property Owner 1 Signature)

Jeffrey Serafini

REO Manager

Property Owner (Print Name)

Date: 2/17/26

STATE OF INDIANA)

) SS:

ST. JOSEPH COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared the above named _____ (Property Owner) and acknowledged execution of the above and foregoing Consent to Annexation to be their voluntary act and deed.

In addition, before me, a Notary Public in and for said County and State, personally appeared _____, whose name is subscribed as a witness to the foregoing instrument, who being duly sworn by me, deposes and says that the foregoing instrument was delivered to the witness by _____, Property Owner, and that said subscribing witness is not a party to the transaction and will not receive any interest in or proceeds from the property that is the subject of this transaction.

WITNESS my hand and Notarial Seal this _____ day of _____, 20_____.

My commission expires: _____

Notary Public

Resident of St. Joseph County, IN

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law: Michael Schmidt

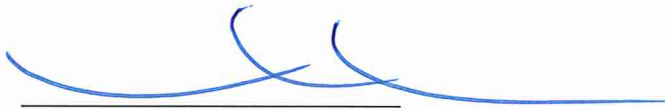
Prepared By _____

CALIFORNIA NOTARY JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **CALIFORNIA**
COUNTY OF **ORANGE**

Subscribed and sworn to (or affirmed) before me on this 17th day of February, 2026,
by Jeffrey Serafini, proved to me on the basis of satisfactory evidence to be
the person who appeared before me.



Notary Public Signature
Commission Expires:

(Notary Public Seal)

