



ITEM: 2.A.(2)

Department of  
**Community Investment**

## Memorandum

March 2, 2016

TO: South Bend Redevelopment Commission  
FROM: David Relos, Economic Resources *DR*  
SUBJECT: 122 S Michigan Title Report & Supporting Documents  
Meridian Title

---

Meridian Title is able to supply not only title reports but also supporting documents for title exceptions that appear on the report (items recorded against the property, i.e., easements, leases, liens, etc.). To fully understand the nature of these recorded items, it's necessary to get a copy of them so they can be reviewed, which can be either supplied by Meridian or paying the Recorder's office for copies, which is time consuming and expensive.

When Meridian provides this information, they appear on the title report whereby you can simply click on the link and it takes you to the document. This allows you to not only access the document but also save an electronic copy to the project's file.

The title report for 122 S Michigan has 14 title exceptions, mainly easements, leases, and agreements between the Redevelopment Authority, Redevelopment Commission, and Bond Trustee's. The cost for Meridian to provide these documents is up to an additional \$350, depending on the total number of pages, bringing the total for this title report to \$500.

Staff requests approval to have Meridian provide this title report and supporting documentation in a not-to-exceed amount of \$500.

