

**RESOLUTION NO. 3343**

**RESOLUTION OF THE  
SOUTH BEND REDEVELOPMENT COMMISSION  
APPROVING A PROPOSED SECOND ADDENDUM TO THE LEASE WITH  
THE SOUTH BEND REDEVELOPMENT AUTHORITY DATED AS OF  
FEBRUARY 1, 2015**

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

WHEREAS, the Commission has previously designated and declared an area in the City of South Bend, Indiana (the "City"), known as the River West Development Area to be an economic development area and an allocation area (the "Area") for the purpose of collecting tax increment finance revenues (the "TIF Revenues"), adopted an economic development plan, and established an allocation fund for said Area; and

WHEREAS, the Commission determined to provide for the construction in the Area of certain local public improvements as more particularly described in Exhibit A (the "Original Project"); and

WHEREAS, the Commission and the South Bend Redevelopment Authority (the "Authority") previously entered into a lease dated as of February 1, 2015, as amended by the Addendum to Lease dated as of April 9, 2015 (collectively, the "Lease") for the lease of the Original Project; and

WHEREAS, the Original Project was financed by the Authority through the issuance of its South Bend Redevelopment Authority Lease Rental Revenue Bonds of 2015 (the "Bonds"); and

WHEREAS, the Commission and the Authority desire to amend the definition of the Original Project in the Lease to provide for the proceeds of the Bonds to be used for additional local public improvements including, but not limited to additional improvements to (i) Michigan Street from the St. Joseph River to Angela Boulevard; (ii) Marion Street from roundabout to Riverside Drive and Riverside Drive to Michigan Street; (iii) Riverside Drive from the beginning of curve east of duck pond to Michigan Street; (iv) North St. Joseph Street from Marion Street to Navarre Street; (v) Navarre Street from Michigan Street to Riverside Drive; and (vi) Wayne Street from Michigan Street to beginning of the East Jefferson Boulevard Bridge and curb ramp work, in compliance with the Americans with Disabilities Act of 1990, at such intersections with such streets (collectively, the "Additional Project") and to expand the boundaries of the Original Project to include the Additional Project as more particularly described in Exhibit B; and

WHEREAS, the Authority will consider a resolution at its next meeting to approve of a proposed form of second addendum to lease to amend the Lease to include the Additional Project; and

WHEREAS, the proposed form of second addendum to lease does not amend the annual lease rental, interest rate, any provision for redemption, any provision for the payment of capitalized interest, or term of the Lease; and

WHEREAS, there has been prepared and filed with the Commission a proposed second addendum to lease, a copy of which is attached hereto as Exhibit C, to provide for the leasing of the Additional Project pursuant to Section 25.2 of the Act; and

WHEREAS, the Commission desires to approve the proposed second addendum to lease and authorize its execution and delivery;

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

1. The Commission hereby approves the form of second addendum to lease, a copy of which is attached hereto as Exhibit C, for the purpose of modifying the Lease to provide for the construction and leasing of the Additional Project. The President and Secretary are hereby authorized and directed to execute and attest, respectively, the Second Addendum in substantially the form presented at this meeting with such changes in form or substance as the President and Secretary shall approve, such approval to be conclusively evidenced by the execution and attestation thereof. The President and Secretary are further hereby authorized and directed to execute and attest any other documents or instruments necessary to accomplish the modification of the Lease

2. The Commission hereby finds that the proposed second addendum to lease does not increase the rentals payable under the Lease or change the term of the Lease which have been previously approved by the Commission.

3. Except as modified in the form of second addendum to lease attached hereto, all of the other terms, covenants and conditions of the Lease shall remain in full force and effect and are affirmed by the Commission.

4. This resolution shall be in full force and effect after its adoption by the Commission.

\* \* \* \* \*

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ADOPTED AND APPROVED at a meeting of the South Bend Redevelopment Commission held on the 28th day of July, 2016.

**CITY OF SOUTH BEND,  
DEPARTMENT OF REDEVELOPMENT**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name and Title*

**South Bend Redevelopment Commission**

**ATTEST:**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name and Title*

**South Bend Redevelopment Commission**

## **EXHIBIT A**

### Original Project

"Original Project" means, collectively, all or any portion of the acquisition, construction and installation of certain local public improvements and any costs related thereto financed by the Authority with the proceeds of the Bonds as part of the City's Smart Streets initiative and Westside Main Streets Revitalization Plan which local public improvements shall consist of all or any portion of the acquisition, construction and installation of the following: pavement, streetscape, and sidewalk improvements, bulb-out installation, street signage and markings, installation of bicycle facilities, road widening, intersection and traffic signal interconnection improvements, utility relocation, utility and sidewalk improvements, and installation of lighting and right-of-way improvements, all of which local public improvements are to be located in or along the rights-of-way for the following streets: (i) Bartlett Street between Lafayette Blvd and Riverside Drive; (ii) Michigan Street between Riverside Drive and Barbie Street; (iii) Main Street between Park Lane and Barbie Street; (iv) St. Joseph Street between LaSalle Avenue and Western Avenue; (v) Lafayette Blvd between Park Lane and Indiana Avenue; (vi) Western Avenue between Michigan Street and Mayflower Road; (vii) Lincolnway West between West LaSalle Avenue and the City limits (Woodland Avenue); (viii) Marion and Madison Streets between Michigan Street and Lincolnway West; and (ix) any cross streets related to the foregoing stretches; all of which and the Authority's interest therein are as described at Exhibit B of the Lease.

## **EXHIBIT B**

### Additional Project

"Additional Project" means, collectively, all or any portion of the acquisition, construction and installation of certain local public improvements and any costs related thereto financed by the Authority with the proceeds of the Bonds as part of the City's Smart Streets initiative and Westside Main Streets Revitalization Plan which local public improvements shall consist of all or any portion of the acquisition, construction and installation of the following: pavement, streetscape, and sidewalk improvements, bulb-out installation, street signage and markings, installation of bicycle facilities, road widening, intersection and traffic signal interconnection improvements, utility relocation, utility and sidewalk improvements, and installation of lighting and right-of-way improvements, all of which local public improvements are to be located in or along the rights-of-way for (i) Michigan Street between St. Joseph River to Angela Boulevard; (ii) Marion Street from roundabout to Riverside Drive and Riverside Drive to Michigan Street; (iii) Riverside Drive from the beginning of curve east of duck pond to Michigan Street; (iv) North St. Joseph Street from Marion Street to Navarre Street; (v) Navarre Street from Michigan Street to Riverside Drive; and (vi) Wayne Street from Michigan Street to beginning of the East Jefferson Boulevard Bridge and any cross streets related to the foregoing stretches; all of which and the Authority's interest therein as described as:

#### **MICHIGAN STREET RIGHT-OF-WAY FROM THE ST. JOSEPH RIVER TO ANGELA BOULEVARD – SMART STREET LEGAL DESCRIPTION:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET WITH THE NORTHERLY LINE OF THE ST. JOSEPH RIVER; THENCE NORTH (ALL BEARINGS ASSUMED) ALONG SAID WEST LINE A DISTANCE OF 685 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT # 80 OF THE PLAT OF "NAVARRE PLACE 1<sup>ST</sup> ADDITION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE CONTINUING IN A NORTHERLY DIRECTION A DISTANCE OF 140 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF LOT # 334 OF SAID PLAT; THENCE ALONG SAID EAST LINE A DISTANCE 60 FEET MORE OR LESS; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT # 334 AND LOT # 335 A DISTANCE OF 60 FEET MORE OR LESS TO THE EASTERLY LINE OF LOT # 336 IN SAID PLAT; THENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 30 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT, THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET, NORTH A DISTANCE OF 500 FEET MORE OR LESS TO THE

NORTH LINE OF A VACATED PORTION OF PEASHWAY STREET; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 2 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 9 FEET OF LOT # 14 OF THE PLAT OF "LEEPERS 2<sup>ND</sup> ADDITION" AS RECORDED IN THE RECORDS OF SAID RECORDER'S OFFICE SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ANGELA BOULEVARD; THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID ANGELA BOULEVARD A DISTANCE OF 102 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT # 1 IN THE PLAT OF "LEEPERS 1<sup>ST</sup> ADDITION" AS RECORDED IN THE RECORDS OF SAID RECORDER'S OFFICE, SAID LINE ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ANGELA BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 798 FEET MORE OR LESS; THENCE WEST 14 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 410 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF A OLD PENN CENTRAL ABANDONED RAILROAD SPUR; THENCE SOUTHEASTERLY ALONG SAID ABANDONED RAILROAD SPUR A DISTANCE OF 140 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT # 11 IN SAID PLAT OF "NAVARRE PLACE 1<sup>ST</sup> ADDITION"; THENCE WEST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 55.5 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 685 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE ST. JOSEPH RIVER; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 80 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 3.98 ACRES MORE OR LESS.

MARION STREET- FROM ROUNDABOUT TO RIVERSIDE DRIVE, RIVERSIDE DRIVE TO MICHIGAN STREET (LEEPER PARK EAST AREA) - SMART STREET LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MARION STREET WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ST. JOSEPH STREET; THENCE EAST ALONG THE EXTENDED NORTH RIGHT-OF-WAY LINE OF MARION STREET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH ST. JOSEPH STREET; THENCE CONTINUING EAST AND NORTHEASTERLY ALONG THE NORTH LINE OF SAID MARION STREET A DISTANCE OF 266.60 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING

IN A NORTHEASTERLY DIRECTION ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NAVARRE STREET; THENCE NORTH 82.5 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NAVARRE STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BARTLETT STREET; THENCE NORTH 66 FEET MORE OR LESS TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BARTLETT STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING IN A NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE ALONG SAID EAST LINE EXTENDED NORTH 35 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE IN AN EASTERLY AND SOUTHEASTERLY DIRECTION ALONG THE NORTH AND EAST LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BARTLETT STREET EXTENDED EAST; THENCE EAST ALONG THE NORTHRIGHT-OF-WAY LINE OF BARTLETT STREET 30 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE ALONG THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARION STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES, WEST 349 FEET MORE OR LESS AND SOUTH 15 FEET MORE OR LESS AND WEST 41.25 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A VACATED PORTION OF NORTH ST. JOSEPH STREET; THENCE NORTH ALONG THE EXTENDED WEST RIGHT-OF-WAY LINE OF SAID VACATED PORTION OF NORTH ST. JOSEPH STREET 82.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

RIVERSIDE DRIVE FROM THE BEGINNING OF CURVE EAST OF DUCK POND TO MICHIGAN STREET (LEEPER PARK WEST AREA) - SMART STREET LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION TO A POINT WHICH IS 520 FEET MORE OR LESS WEST OF THE WEST RIGHT-OF-WAY LINE OF SAID MICHIGAN STREET; THENCE NORTH 35 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MICHIGAN STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY EXTENDED



SOUTH TO THE POINT OF BEGINNING.

NORTH ST. JOSEPH STREET FROM MARION STREET TO NAVARRE STREET -  
SMART STREET LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MARION STREET WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ST. JOSEPH STREET; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. JOSEPH STREET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NAVARRE STREET; THENCE ALONG SAID SOUTH LINE EXTENDED EAST TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH ST. JOSEPH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MARION STREET; THENCE ALONG SAID NORTH LINE EXTENDED WEST TO POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH ST. JOSEPH STREET AND THE POINT OF BEGINNING.

NAVARRE STREET FROM MICHIGAN STREET TO RIVERSIDE DRIVE - SMART  
STREET LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NAVARRE STREET WHICH IS 185 FEET MORE OR LESS EAST OF THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF NAVARRE STREET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG SAID WEST LINE EXTENDED SOUTH 82.5 FEET MORE OF LESS TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NAVARRE STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT WHICH IS 185 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE NORTH 82.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

WAYNE STREET FROM MICHIGAN STREET TO BEGINNING OF THE EAST  
JEFFERSON BOULEVARD BRIDGE - SMART STREET LEGAL DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ST. JOSEPH STREET WITH THE NORTH RIGHT-OF-WAY LINE OF WAYNE STREET; THENCE ALONG SAID NORTH LINE IN A NORTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE WEST EDGE OF THE EAST JEFFERSON BOULEVARD BRIDGE; THENCE SOUTH ALONG SAID WEST BRIDGE EDGE 82.5 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WAYNE STREET; THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WAYNE STREET WHICH IS A 82.5 FOOT WIDE RIGHT-OF-WAY TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ST. JOSEPH STREET; THENCE ALONG SAID EAST LINE EXTENDED NORTHEASTERLY 82.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**EXHIBIT C**

(Second Addendum to Lease)

**SECOND ADDENDUM TO LEASE**  
**between the South Bend Redevelopment Authority, as Lessor,**  
**and the South Bend Redevelopment Commission, as Lessee**

THIS SECOND ADDENDUM TO LEASE (the "Second Addendum"), made and entered into as of this \_\_\_\_ day of August, 2016, by and between the South Bend Redevelopment Authority, a body corporate and politic organized and existing under Indiana Code 36-7-14.5 (hereinafter with its successors and assigns referred to as the "Authority"), and the South Bend Redevelopment Commission, the governing body of the City of South Bend Department of Redevelopment and the Redevelopment District of the City of South Bend, Indiana (hereinafter called the "Lessee"),

**WITNESSETH:**

WHEREAS, the Authority and the Lessee have entered into a Lease dated as of February 1, 2015 (collectively, the "Lease"), as amended by an Addendum to Lease, dated as of April 9, 2015 (the "Addendum to Lease" and collectively with the Lease, the "Lease"); and

WHEREAS, the Authority and Lessee now desire to amend the Lease in accordance with the terms and conditions set forth in this Second Addendum;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in the Lease, as amended, and modified hereby, it is hereby mutually agreed that the Lease is hereby ratified and confirmed and is hereby amended as follows:

1. The following definition contained in Section 1 of the Lease is amended to read as follows:

“Project” means, collectively, all or any portion of the acquisition, construction and installation of certain local public improvements and any costs related thereto financed by the Authority with the proceeds of the Bonds as part of the City’s Smart Streets initiative and Westside Main Streets Revitalization Plan which local public improvements shall consist of all or any portion of the acquisition, construction and installation of the following: pavement, streetscape, and sidewalk improvements, bulb-out installation, street signage and markings, installation of bicycle facilities, road widening, intersection and traffic signal interconnection improvements, utility relocation, utility and sidewalk improvements, and installation of lighting and right-of-way improvements, all of which local public improvements are to be located in or along the rights-of-way for the following streets: (i) Bartlett Street between Lafayette Blvd and Riverside Drive; (ii) Michigan Street between Riverside Drive and Barbie Street; (iii) Main Street between Park Lane and Barbie Street; (iv) St. Joseph Street between LaSalle Avenue and Western Avenue; (v) Lafayette Blvd between Park Lane and Indiana Avenue; (vi) Western Avenue between Michigan Street and Mayflower Road; (vii) Lincolnway West between West LaSalle Avenue and the City limits (Woodland Avenue); (viii) Marion and Madison Streets between Michigan Street and Lincolnway West; (ix) Michigan Street between the St. Joseph River to Angela Boulevard; (x) Marion Street from roundabout to Riverside Drive and Riverside Drive to Michigan Street; (xi) Riverside Drive from the beginning of curve east of duck pond to Michigan Street; (xii) North St. Joseph Street from Marion Street to Navarre Street; (xiii) Navarre Street from Michigan Street to Riverside Drive; (xiv) Wayne Street from Michigan Street to beginning of the East Jefferson Boulevard Bridge; and (xv) any cross streets related to the foregoing stretches; all of which and the Authority’s interest therein are as described at Exhibit B.

2. The following legal descriptions are added to Exhibit B to the Lease:

EXHIBIT B  
PROJECT DESCRIPTION  
AND  
REAL ESTATE DESCRIPTION

MICHIGAN STREET RIGHT-OF-WAY FROM THE ST. JOSEPH RIVER TO ANGELA BOULEVARD – SMART STREET LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET WITH THE NORTHERLY LINE OF THE ST. JOSEPH RIVER; THENCE NORTH (ALL BEARINGS ASSUMED) ALONG SAID WEST LINE A DISTANCE OF 685 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT # 80 OF THE PLAT OF "NAVARRE PLACE 1<sup>ST</sup> ADDITION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE CONTINUING IN A NORTHERLY DIRECTION A DISTANCE OF 140 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF LOT # 334 OF SAID PLAT; THENCE ALONG SAID EAST LINE A DISTANCE 60 FEET MORE OR LESS; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT # 334 AND LOT # 335 A DISTANCE OF 60 FEET MORE OR LESS TO THE EASTERLY LINE OF LOT # 336 IN SAID PLAT; THENCE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 30 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT, THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET, NORTH A DISTANCE OF 500 FEET MORE OR LESS TO THE NORTH LINE OF A VACATED PORTION OF PEASHWAY STREET; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 2 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 9 FEET OF LOT # 14 OF THE PLAT OF "LEEPERS 2<sup>ND</sup> ADDITION" AS RECORDED IN THE RECORDS OF SAID RECORDER'S OFFICE SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE NORTH ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ANGELA BOULEVARD; THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID ANGELA BOULEVARD A DISTANCE OF 102 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 60 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT # 1 IN THE PLAT OF "LEEPERS 1<sup>ST</sup> ADDITION" AS RECORDED IN THE RECORDS OF SAID RECORDER'S OFFICE, SAID LINE ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ANGELA BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 798 FEET MORE OR LESS; THENCE WEST 14 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 410 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF A OLD PENN CENTRAL ABANDONED RAILROAD SPUR; THENCE SOUTHEASTERLY ALONG SAID ABANDONED RAILROAD SPUR A DISTANCE OF 140 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT # 11 IN SAID PLAT OF "NAVARRE PLACE 1<sup>ST</sup> ADDITION"; THENCE WEST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 55.5 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET;

THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 685 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE ST. JOSEPH RIVER; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 80 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 3.98 ACRES MORE OR LESS.

MARION STREET- FROM ROUNDABOUT TO RIVERSIDE DRIVE, RIVERSIDE DRIVE TO MICHIGAN STREET (LEEPER PARK EAST AREA) - SMART STREET LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MARION STREET WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ST. JOSEPH STREET; THENCE EAST ALONG THE EXPENDED NORTH RIGHT-OF-WAY LINE OF MARION STREET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH ST. JOSEPH STREET; THENCE CONTINUING EAST AND NORTHEASTERLY ALONG THE NORTH LINE OF SAID MARION STREET A DISTANCE OF 266.60 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING IN A NORTHEASTERLY DIRECTION ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NAVARRE STREET; THENCE NORTH 82.5 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NAVARRE STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BARTLETT STREET; THENCE NORTH 66 FEET MORE OR LESS TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BARTLETT STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING IN A NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE ALONG SAID EAST LINE EXTENDED NORTH 35 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE IN AN EASTERLY AND SOUTHEASTERLY DIRECTION ALONG THE NORTH AND EAST LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BARTLETT STREET EXTENDED EAST; THENCE EAST ALONG THE NORTHRIGHT-OF-WAY LINE OF BARTLETT STREET 30 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE ALONG THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARION STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES, WEST 349 FEET MORE OR LESS AND SOUTH 15 FEET MORE OR LESS AND WEST 41.25 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A VACATED PORTION OF NORTH ST. JOSEPH

STREET; THENCE NORTH ALONG THE EXTENDED WEST RIGHT-OF-WAY LINE OF SAID VACATED PORTION OF NORTH ST. JOSEPH STREET 82.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

RIVERSIDE DRIVE FROM THE BEGINNING OF CURVE EAST OF DUCK POND TO MICHIGAN STREET (LEEPER PARK WEST AREA) - SMART STREET LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION TO A POINT WHICH IS 520 FEET MORE OR LESS WEST OF THE WEST RIGHT-OF-WAY LINE OF SAID MICHIGAN STREET; THENCE NORTH 35 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MICHIGAN STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY EXTENDED SOUTH TO THE POINT OF BEGINNING.

NORTH ST. JOSEPH STREET FROM MARION STREET TO NAVARRE STREET - SMART STREET LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MARION STREET WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ST. JOSEPH STREET; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. JOSEPH STREET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NAVARRE STREET; THENCE ALONG SAID SOUTH LINE EXTENDED EAST TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH ST. JOSEPH STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MARION STREET; THENCE ALONG SAID NORTH LINE EXTENDED WEST TO POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH ST. JOSEPH STREET AND THE POINT OF BEGINNING.

NAVARRE STREET FROM MICHIGAN STREET TO RIVERSIDE DRIVE - SMART STREET LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NAVARRE STREET WHICH IS 185 FEET MORE OR LESS EAST OF THE EAST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF NAVARRE STREET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG SAID WEST LINE EXTENDED SOUTH 82.5 FEET MORE OF LESS TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NAVARRE STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT WHICH IS 185 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF

MICHIGAN STREET; THENCE NORTH 82.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

WAYNE STREET FROM MICHIGAN STREET TO BEGINNING OF THE EAST JEFFERSON BOULEVARD BRIDGE - SMART STREET LEGAL DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ST. JOSEPH STREET WITH THE NORTH RIGHT-OF-WAY LINE OF WAYNE STREET; THENCE ALONG SAID NORTH LINE IN A NORTHEASTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE WEST EDGE OF THE EAST JEFFERSON BOULEVARD BRIDGE; THENCE SOUTH ALONG SAID WEST BRIDGE EDGE 82.5 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WAYNE STREET; THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WAYNE STREET WHICH IS A 82.5 FOOT WIDE RIGHT-OF-WAY TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ST. JOSEPH STREET; THENCE ALONG SAID EAST LINE EXTENDED NORTHEASTERLY 82.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

3. Except as modified herein, all of the other terms, covenants and conditions of the Lease shall remain in full force and effect and are affirmed by Authority and Lessee.
4. Capitalized terms used herein and not otherwise defined shall have the meaning given to them in the Lease.
5. This Addendum is effective as of its date.

\* \* \* \* \*



IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed for and on their behalf as of the day and year first hereinabove written.

SOUTH BEND  
REDEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Richard Klee, President

ATTEST:

\_\_\_\_\_  
Erin Hanig, Secretary-Treasurer

SOUTH BEND  
REDEVELOPMENT COMMISSION

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

ATTEST:

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

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

Before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Klee and Erin Hanig, personally known by me to be the President and Secretary-Treasurer, respectively, of the Board of Directors of the South Bend Redevelopment Authority, and acknowledged the execution of the foregoing Second Addendum to Lease for and on behalf of said Authority.

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

(SEAL)

\_\_\_\_\_  
(Written Signature)

\_\_\_\_\_  
(Printed Signature)

My commission expires: \_\_\_\_\_.

I am a resident of \_\_\_\_\_ County, Indiana.

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

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

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ day of \_\_\_\_\_ 2016.

(SEAL)

\_\_\_\_\_  
(Written Signature)

\_\_\_\_\_  
(Printed Signature)

My commission expires: \_\_\_\_\_.

I am a resident of \_\_\_\_\_ County, Indiana.

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

This instrument prepared by Randolph R. Rompola, Faegre Baker Daniels LLP, 202 S. Michigan Street, Suite 1400, South Bend, Indiana 46601.

*(Notary page to Second Addendum to Lease)*