EXHIBIT A-1 -DEPICTION OF SEITZ PARK MINOR SUBDIVISION

ALTA/ACSM LAND STEPHENSON MILL APARTMENTS - 322 EAST COLFAX AVENUE, SOUTH BEND, INDIANA 46601 LOT NUMBERED ONE (1) AND LOT NUMBERED TWO (2) AS SHOWN ON THE RECORDED PLAT OF "OPELIKA MINOR NORTH QUARTER POST SECTION 12-T37N-R2E 9 NO CORNER FOUND SUBDIVISION" RECORDED AS DOCUMENT #8941067 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA
AND A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE
TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA. CENTERLINE NEES ANDNUE S00'00'W EAST COLFAX AVENUE (BUSINESS U.S. HIGHWAY 20) 82.5' R/W NCRTH SB9'54'00'E 118.4 N89'54'00'W 289.30' BENCHMARK

BENET BY SE 13, 1460 FEET 1887

IN ST. SHEEM COUNTY, SOUTH RED LIST GUID.

IN ST. SHEEM COUNTY, SOUTH RED LIST GUID.

IN ST. SHEEM COUNTY, SOUTH RED LIST GUID.

IN ST. GUIDEN AND THE SECOND FRANCE

FOR COUNTY OF COUNTY OF THE SECOND FRANCE

IN FACE OF THE PROPERTY OF THE SECOND FOR THE SECOND FRANCE

FOR COUNTY OF THE SECOND FOR THE SECOND FRANCE S 11 BOOK 1, FAGE 63 STE 1/2" REBUR IN NORTH FACE OF LIGHT FOLL LOCATED AT THE SOUTHWEST CONNER OF LOT NUMBER THIS (7), CLEVATION ESH SEA FEET (NAVO ES). N00'56'55"W" 186.67" THREE STORY BRICK APARTMENT BUILDING 17,916 S.F. R.V. east SOR ALS, PACES PLAT BOOK 2, PAGE 14 MESS FI NO 13 PART OF PARCEL (NORTH PARCEL) 20,782 S.F. ±0.4771 ACRE PLAT OF SURVEY FHA PROJECT NO. 073-11553 Stephenson Will Associates, LLC 322 East Colfax Avenue, South Bend, N. 46601 HILLER & CREEN 1ST ADDITION PLAT BOOK 2, PACE 14 Mar i (Z) TOP OF TAXE IN T DE COLFAX AVENUE COLFAX AVENUE S PARTIES TRASH MILER & GREEN 1ST ACCITION PLAT BOOK 2, PAGE 14 BUILDING DETAIL #2 127 POST 1 152.28 0.0<u>6</u> PLETAGE PARTICULAR BALENG FLAT BOOK 2, PAGE 14 GENERAL NOTES BUILDING DETAIL #4 EASTH MOVING NOTE
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THE SHALLET PROTE SET OF THE STATE OF THE SHALLET PROTEST OF THE STATE OF THE STATE OF THE SHALLET SHALL SHALLET SH The many DETRO PRE ITS PREVENT PARTYENT SUPE COTA F 84.7 PARKING 89'58'48'W 149.14'A BUILDING DETAIL #5 PACEL S 19 RECLUS FARING SPACES E2 TOTAL FARING SPACES for the one encourage and or better have deducted the for example of the for the first one have an any other courts on the first won wave jet set in a few or the first one first the first one first the first one firs THE TANK 1.27 2.40 1.27 Min 6 Let ZONING

HIS PROCESS OFFICE. AS RECORDS IN DOCUMENT BROKES OF THE ST. JOSEPH COUNTY RECOPPORTS OFFICE.

RECOPPORTS OFFICE. Street In 0. P.E. 3732, 20 8040x6 SURVEYOR'S CERTIFICATE I hereby certify to the U.S. Department of Housing and Urban Development (14:07), St. James Copies, LLC. Statement Wil Associates, LLC and Fidely National Title Insurance Company, and to their successors and sections to L CREGARY C. BHOCK, AFTRU, UNDER THE FENALTES FOR FERLAR, THAT I HAVE TAKEN REASONABLE CASE TO REDACT EACH SOCKY, SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUESTS BY LAW. Kore mars bei Call before To the test of my Natwidge, Ideal and information, except as shown hereon. There are no obtainable expressionable after any cores properly line; this lines and lines of color parties from the some common of the some continuous and the services are lines of declarable to 100 year return inspecting those harroit, and such flood free for lines of the color of the color







Brads-Ko Engineering & Surveying, Inc. 1009 South Ninth St. Goshen, IN 46526 Phone 574 533-9913 Fax 574 533-9911



ALTA/ACSM LAND TITLE SURVEY

STEPHENSON MILL APARTMENTS | 322 EAST COLFAX AVENUE, SOUTH BEND, INDIANA 46601

LOT NUMBERED ONE (1) AND LOT NUMBERED TWO (2) AS SHOWN ON THE RECORDED PLAT OF "OPELIKA MINOR

SUBDIVISION" RECORDED AS DOCUMENT #9341067 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA

AND A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE

TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.



LEGAL DESCRIPTION AS SHOWN ON SCHEDULE A OF THE THIS INSURANCE POLICY ISSUED BY LAWYERS THIRE, A DIVISION OF FIDELITY NATIONAL THILE INSURANCE COMPANY AS THILE COMMITMENT NO. 611100376, DATE: JULY 20, 2011

COMMITMENT NO. 511100376, DNTE: 1017 O. 501 O. 501

PARCEL II IS AN EASEMENT INTEREST VESTED IN STEPHENSON WILL ASSOCIATES, LLC

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LEGAL DESCRIPTION FOR PARCEL I AS SHOWN IN WARRANTY BEED #9447608 AS RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA

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SURVEYOR'S REPORT

N ACCORDACE WITH TITLE BES, AFFICE 1, CHAPTER 12 OF THE KOANH ADMASTRATIVE CODE, THE FOLLOWING GESSERATIONS AND OPNIONS ARE SHAWITED RECARDING THE VARIOUS INCENTIONING ON THE USE AND CONTROL STRANGARD ON THIS UPBAN CLASS SHAWITED RECARDING THE PROPERTY AS FERRING IN U.S. BES.

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TH'S SURVEY #45 PERFORMED UNDER MY SUPERVISION WITH THE LAST DATE OF THE FELD SURVEY BENG APRIL 19, 2011 AS A RESULT OF THE COSERVATIONS ON THIS DRUMNO, IT IS MY OPPOON THAT THE LINCERTURITIES IN THE LOCATION OF THE LINES AND CORNERS ISSURDED ON THIS SURFEY ME, AS TOLLOWS: DUE TO VARANCES IN REFERENCE MORNARITS. 0.80 FEET HORTH-SOUTH
0.50 FEET EAST-WEST

THIS IS DUE TO ADDITIONAL MOMENTATION RECOVERED AT THE CHARGE OF THE SUBJECT PLACES, SEE ERAMING FOR LOCATION DUE TO DISCREPANCES HIT THE RECORD RESCRIPTION, AS SHOWN ON LINEWING

2 or 2

DLE TO INCONSISTINCES IN LINES OF OCCUPATION.
OCCUPATION DOES EXIST ALONG THE LINES OF THE SUBJECT PARCEL, ITS TYPE AND PELATONOMY TO THE LINES ARE AS INDICATED ON THIS
SHAPT OFFICE.

EASEMENTS AND RESTRICTIONS AS SHOWN ON SCHEDULE B, SECTION 1 OF THE TITLE INSURANCE POLICY ISSUED BY LAWYERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE DISURANCE COMPANY AS TITLE COMMITMENT NO. 511100376, DATE JULY 20, 2011

12. THUS AND CONDITIONS EMEDICATE AS EXCLUSION IN OUT CLAN COLD TROUT HE SIZINGHEW WILLS PRODUCTS COMPANY AN ADMAN CORPORATION, AND LANGE CORPORATION, WILLIAMS CORPORATION, WILLIAMS CORPORATION, WILLIAMS CORPORATION, WILLIAMS CORPORATION, WILLIAMS CORPORATION, AND CORPORATION OF THE RECORDER OF ST. LOZIEN COUNTY, YOWAR COUNTY, YOWAR WILLIAMS COUNTY, YOWAR WILLIAMS COUNTY, YOWARD COUNTY, YOUNTY, YOUN

13. TEVES AND CONDITIONS OF AN INSTRUMENT RECORDED LANGUARY 5, 1581 AS DOCUMENT INJUSER BLOCOSS IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT PROVIDE FOR FORESTIMENT OF STRUCTURE OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT PROVIDE FOR FORESTIMENT OF STRUCTURE OF STRUCTURE OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT PROVIDE FOR FORESTIMENT, JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE PERCORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INJUNAL PESTRICTIONS DO NOT FROM THE OFFICE OF THE PESTRICTION THE OFFICE OF THE PESTRICTION THE OFFICE OF THE OFFICE OFFICE OF THE OFFICE OFFIC IN THE ARC CONTEST AS SERVICES A COUNTY TO ARE OF THE SECRETARY REPORTED IN THE SECRETARY IN THE SECRETARY REPORTED CONTROL OF THE SECRETARY R

15. TENS AND CONTINUE AS CONTINUED IN AN EAST-VEIN ASSEDITING BY AND RETWEEN CHANKING, R.C. AND OPELINA MANUSACTURENC COMPANY OF CHICAGO, DATED APRIL 8, 1978 AND RECORDED APRIL 27, 1976 AN DEED RECORD BILS, PACE 112 N THE OFFICE OF THE RECORDER OF ST. ASSERT COUNTY, INSIANA. (AFFECTS FARCEL Y)

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TO RESOLUTION NO. 2016, RECORDED EXCENSES 8, 2003 AS INSTRUMENT INMERES DITINGS IN THE ST, JOSEPH COUNTY RECORDS,
21. COLUMNS, CONCINCAS, SERVICIONS, TERME, AND REPORTING AS RESTAUDED IN INSTRUMENTS TALLD FOR RECORD AS INSTRUMENT INMERES BANTOS? IN THE ST, JOSEPH COUNTY RECORDS.
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PARKING SPACES

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PLAT OF SURVEY

FINA PROJECT NO. <u>073-11553</u> Stephenson Mill Associates, LLC 322 East Codes Avenue, South Bend, N

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Port Percel | 04171 corts 20,722 expose feet
Port Percel | 04171 corts 20,722 expose feet
Total Porcel | 1,0523 corts 47,443 expose feet

SURVEYOR'S CERTIFICATE

SURVIVOR'S CENTIFICATE

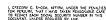
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ALTA/ACSM LAND TITLE SURVEY

TO STREAM USE ASSOCIATE, LLC, ST. JUNES CAPIA, LLC, LAWERS TITLE, A DISSOCIATE OF FEBRUT INTONIA. THE STREAM CONCENTRATION OF THE STREAM CONCE

DATE OF FINAL FIELD WORK: AFRIL 20, 2011 DATE OF CERTIFICATION: MAY 3, 2011









Brads-Ko Engineering & Surveying, Inc. 1009 South Ninth St. Goshen, IN 46526 Phone 574 533-9913 Fax 574 533-9911

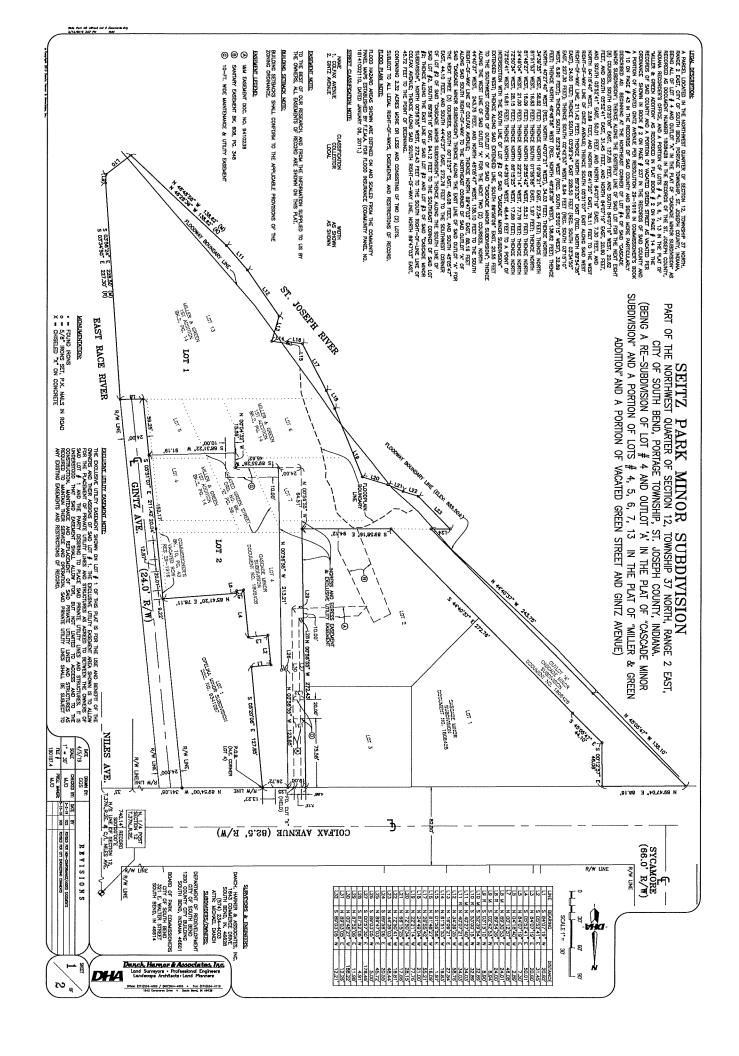


EXHIBIT A-2 – LEGAL DESCRIPTION OF EASEMENT AREA

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT # 3 IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 1808428 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE SOUTH 89°54'00" EAST, ALONG THE SOUTH RIGHT-OFWAY LINE OF COLFAX AVENUE, A DISTANCE OF 19.00 FEET; THENCE SOUTH 00°56'55" EAST, A DISTANCE OF 123.85 FEET; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°56'55" EAST, A DISTANCE OF 213.21 FEET; THENCE SOUTH 89°55'28" WEST, A DISTANCE OF 24.00 FEET; THENCE NORTH 00°56'55" EAST; A DISTANCE OF 336.94 FEET TO THE POINT OF BEGINNING.

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

$\underline{EXHIBIT\ A\text{--}3-PROPOSED\ REPLAT}$



SEITZ PARK MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST,

CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

(BEING A RE-SUBDIVISION OF LOT # 4 AND OUTLOT 'A' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AND A PORTION OF VACATED GREEN STREET AND GINTZ AVENUE)

HE THE UNDERSONED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREN, DO HERETH VO FF, PLAT, AND SUBBONDE SAU REAL ESTATE IN CONTROL MODIFICATION OF THE SUBMYSISM CONTROL CODINANCE OF THE CITY OF SOUTH BEND, INDIANAL THIS SUBMYSISM SHALL RE KNOWN AND DESCRIPATED AS:

SEITZ PARK MINOR SUBDIVISION

ALL STREETS, REPORTS-OF-NAY, ALLESS, RUTINE ROLEMAY, ESCENDITS, AND PUBLIC OPEN SENCES SCHOW AND NOT HEREOTH OF MANY BLUDNES AND PLACE ALLESSAY OF THE STREETS DESCRIPTION. THE PUBLIC FOR THE LESS AND SECRETARY WHICH LINES AND THE ROLEMAN SERVICE HEREOTH CHESTERS AND THE ROLL FOR THE STREETS. THESE SHALL BE RECTION OR ANYWARD NO BUILDING OF THE MASS AS DESCRIPTORY AND SERVER MANS, POLES, DUTTS, LIVES AND WESTERS AND SERVER MANS, POLES, DUTTS, LIVES AND WESTERS OF ROMENGE FOUNDES. AND SERVER MANS, POLES, DUTTS, LIVES AND WESTERS OF ROMENGE FOUNDES, AND SERVER MANS, POLES, DUTTS, LIVES AND WESTERS OF RESERVED OR PUBLIC BECENDERY, SUBJECT AT ALL THUSE TO THE PROPER STRUCTURES AND SERVER MANS AND THE PUBLIC OR MANY AND THE MANY AND THE MANY OF THE MANY AND THE MANY OF THE MANY AND THE MANY OF THE MANY OF

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OWNER'S CERTIFICATE

DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND 227 W. JEFSESON BLVD, 12TH FLOOR COUNTY CITY BUILDING SOUTH BEND, INDIANA 48501 BOARD OF PARK COMMISSIONERS CITY OF SOUTH BEND 321 E. WALTER STREET SOUTH BEND, IN 48814

WARK NEAL PRESIDENT
BOARD OF PARK COMMISSIONERS
CITY OF SOUTH BEND

DAVID RELOS
REDEVELOPMENT COMMISSION
CITY OF SOUTH BEND

NOTARIZATION STATEMENT:

COUNTY OF ST. JOSEPH] STATE OF INDIANA

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2019.

MY COMMISSION EXPIRES NOVEMBER 13, 2022. ___

NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

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HARNER #910032

"I AFFIRM, UNDER THE PEWLITES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SCOOL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW."

SURVEYOUS & ENGINEERS:

DAVICH, HAPNER & ASSOCIATES, INC.
16-43 COUNTRIEND, INC. 48828
SOUTH BEND. IN: 48828
ATTN: MICHAEL DAVICHE.
ATTN: MICHAEL DAVICH.

OUE DOWN BY:
4/5/19 GCS
SOME OCCORD BY:
N. MAJD
180187.4 MAJD
180187.4 MAJD REVISIONS

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Danah, Harnor & Accordates, Inc. Land Surveyors - Professional Engineers Landscope Architects - Land Planners Diffee (\$74)334-4003 / \$800(864-4003 = Fee (\$74)334-4118 1443 Communes Diffe = South Bond, St. 64428

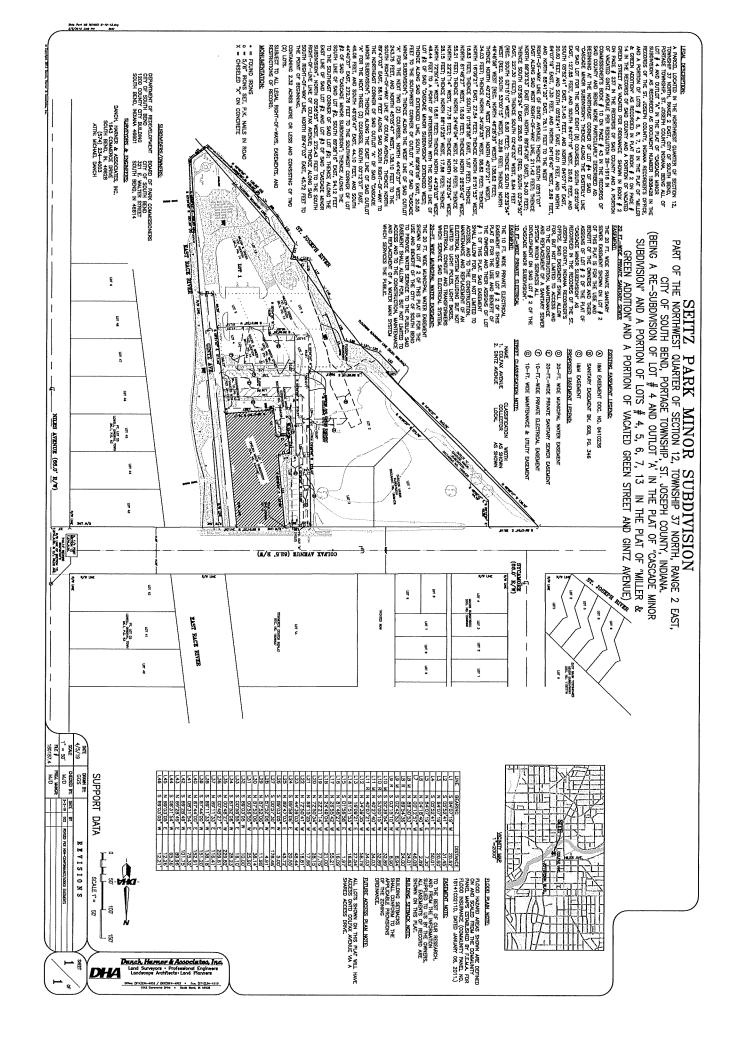


EXHIBIT B-DEPICTION OF THE RELEASED PARCELS

EXHIBIT C-LEGAL DESCRIPTION OF PARCEL 2 CENTRAL HIGH

LOT NUMBER TWO (2) OF THE RECORDED PLAT OF "CENTRAL HIGH ASSOCIATES MINOR SUBDIVISION" RECORDED AS DOCUMENT NO. 9408747 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 00° 01' 34" WEST, 313.76 FT.; THENCE SOUTH 89° 58' 26" WEST, 172.35 FT.; THENCE NORTH 00° 01' 34" EAST, 42.66 FT.; THENCE NORTH 89° 57' 21" WEST, 197.41 FT. TO THE EAST LINE OF WILLIAM STREET; THENCE SOUTH 00° 00' 00" WEST ALONG SAID EAST LINE 91.15 FT. TO THE NORTH LINE OF WASHINGTON STREET; THENCE SOUTH 89° 48' 08" EAST ALONG SAID NORTH LINE, 430.07 FT. TO THE WEST LINE OF ST. JAMES COURT; THENCE NORTH 00° 01' 34" EAST ALONG SAID WEST LINE, 411.05 FT. TO THE SOUTH LINE OF COLFAX AVENUE; THENCE NORTH 89° 43' 16" WEST ALONG SAID SOUTH LINE, 430.26 FT. TO THE EAST LINE OF WILLIAM STREET; THENCE SOUTH 00° 00' 00" WEST ALONG SAID EAST LINE, 206.31 FT.; THENCE SOUTH 89° 57' 21" EAST, 145.29 FT.; THENCE NORTH 06° 01' 09" EAST, 13.57 FT.; THENCE NORTH 00° 02' 39" EAST, 34.30 FT.; THENCE NORTH 89° 58' 26" EAST, 50.83 FT.; THENCE NORTH 00° 01' 34" WEST, 109.01 FT.; THENCE NORTH 89° 58' 26" EAST, 172.36 FT. TO THE POINT OF BEGINNING.

(ALSO SEE ATTACHED 2 PAGES)

EXHIBIT (ALTA/ACSM LAND TITLE SURVEY STATE BYO FESSET 1984
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LOT NUMBERED ONE (1) AND LOT NUMBERED TWO (2) AS SHOWN ON THE RECORDED PLAT OF "CENTRAL HIGH
ASSOCIATES MINOR SUBDIVISION" RECORDED AS DOCUMENT #9408747 IN THE OFFICE OF THE RECORDER OF ST.
JOSEPH COUNTY, INDIANA AND A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2

EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA. BIT SOLDWEST BOLT OF FRE HYDRAIT (DOUGL AT THE SOUTHWEST COMMER OF LOT NUMBER TWO (2), ELEVATION 710 41 FEET (NAME 85). SEE SHEET 2 OF 2 FOR CERTIFICATIONS, NOTES AND REPORTS 383 PLAT OF SURVEY CHISTING RICHT PHA PROJECT NO. 073-11364 Control High Associates, ILC at Restrington Street, South Bend, IN Stole 1" = 30" Bote. June 2, 2011 LDI \$1 1815 Garden \$2,002 Separa Feet LDI \$2 2,217 cares 27,500 Separa feet .99 FRST FRESBYTERAN CHURCH OF SOUTH BEND IN STREET | | | SOUTH EELD (CRIG NY, TOWN) PLAT BOOK 1, PAGE 2 15 STATE BANK OF HOMBA PLAT OF DUTLOTS TOM OF SOUTH EERS PLAT BOOK 1, PACE 44 FRST PRESENTERAN CHURCH OF SOUTH BERN N 14 13 DAGING NO KADA UNU UNOMSA iż! PAST PRESENTERAL CILUTO OF SOUTH BEAD IN STATE OF THE STATE COLFAX AVENUE 82.5' R/V REE E 40 ... EATON BASK RN - 707.44 N. N. N THE AL Outs tune Control Cont LOT 2 0 E 1945 (64) ENTENDE TO LEMES 385 CUTCH BUSIN RN+TOLLI DOS 병 N89'58'26"E 172.36' BANK OF INDIANA, PLAT OF TOWN OF SOUTH BENE PLAT BOOK 1, PLAT 44 EMIL PROPER SOUTH BEND (GRIGNAL TOWN) PLAT BOOK 1, PACE 2 M: S THE CONTROL HOLENS ILC je ma 386 EAU. - FAR 2 100 H 10 10 10 10 10 22 ACTES TO MULINA TO MULINA 14' ALLEY LOT 388 PARCEL 1 CATCH BACH SOUTH BEND (ORGINAL TOWN) FLAT BOOK 1, PACE 2 N89'57'21'W 197.4160 389 TAYE RICHT OF WAY RECTOR MARDEN AND VESTRINGS OF ST JUNES PROTESTANT EPISCOPAL CHUPCH 24 CHISTING S89'58'26'W 172.35' 6/3 CA'OH BASH RW-7/3 52 100 390 DISTING ROST OF MA EXSTRIC RONT OF WAY WASHINGTON AVENUE B2.5' R/W 13, write Mys. DISTNO RIGHT OF MAY CHAPLES W. AND JENNIFER I LAVEY BLOCK I R/W LEGEND -LEGEND - CONT. \$ o - raite hance o - telephone pedes al o - trupe scal pro - pour pale 9 99 BLOCK 2 391 POERT AND PALLINE MECHURST HISTORIC LAND WATERS FOLLOWING OF NOUNA STREET T - SON

- PANDOP PARKNO

N - PANDOP BAYP

SET - BECIRC TRANSON VAL'S SUHEWSON PLAT BOOK 1, PACE AN - O'ELHEYD BTECHNO - O'ELHEYD BTECHNO - B, BOOL CLYM VAL'S S.W. ADDITION PLAT BOOK 1, PAGE 30 VAL'S S.W. ADDITION PLAT BOOK 1, PAGE 30 BW - WHER VALVE BOY - GAS VALVE - - UNDERGROUND TELEPHONE - - FEELY CATICS ACH - CAS WETER

ACH - CAS WETER

BCB - CATCH BASH

-\$\frac{1}{2} - WATER SPROATER

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THESE ARE NO ENCROMMENTS OF ANY
INFORMEMENTS OTHER THAN AS SHOWN ON THIS
SURVEY PLAT. SSLEY" SANTARY MINHOLE

O_{ENT} - ELECTRO ... INE DATA

VIETA DIRECTION DISTANCE

1 NOS 01 09 E 13.57 GS -- EXSTNO GROUND ELEVATION B - SEI 5/8" PERSUR WITH CUP WARKED BRADE-NO 0041 ALTA/ACSM LAND TITLE SURVEY (%) - NUMBER OF PARABUS SPACES (%) - RECORDED GRAPHIC SCALE IN THE US COMMINDED OF HOUSE AND VIEW BOOLDONEDT (NADY), CENTING, HOW ASSOCIATE, LLC, ST. JUNES OF LOTTING, LLC, ST. JUNES OF LLC - SET MUG NUE × - SET CROSS-CUT IN CONCRETE # - FOUND BOAT SPIKE DATE OF FINE FELD WORK: MAY 26, 2011 DATE OF CERTIFICATION: JUNE 2, 2011 DATE OF RECENTACATIONS DECEMBER 16, 2011 Brads-Ko Engineering & Surveying, Inc. 1009 South Ninth St. Goshen, IN 46526 Phone 574 533-9913 Fax 574 633-9911 Gregory & Stock RLS 50484

ALTA/ACSM LAND TITLE SURVEY

CENTRAL HIGH APARTMENT COMPLEX - 317 WEST WASHINGTON STREET, SOUTH BEND, INDIANA 46601 LOT NUMBERED ONE (1) AND LOT NUMBERED TWO (2) AS SHOWN ON THE RECORDED PLAT OF "CENTRAL HIGH ASSOCIATES MINOR SUBDIVISION" RECORDED AS DOCUMENT #9408747 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AND A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.



LEGAL DESCRIPTION AS SHOWN ON SCHEDULE A OF THE TITLE ISSUBANCE POLICY ISSUED BY LAWERS THTLE A DIVISION OF FIRELITY NATIONAL THITE INSURANCE COMPANY AS THE COMMITMENT NO 511100378, EFFECTIVE DATE: JANUARY 19, 2011

- A FEE SIMPLE INTEREST VESTED IN CENTRAL HIGH ASSOCIATES, LLC

PARCE I. — A FEE SIMPLE INTEREST VESTED IN CENTRAL HORI ASSOCIATES, LLC PRICELL F. PRICE

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PARCEL B.— A LEASEHOLD INTEREST VESTED IN CENTRAL HIGH ASSOCIATES, LIC LICENSIA INTEST IN THAT 78H OF THE SCHILLAR QUARTER OF SECTION II, DISCOSPI 17 INDIRECT REACT 2 MARKET RIC (1) OF THE EXCELOR LICEN OF THE SECTION ASSOCIATE MARKET SECTION ASSOCIATION ASS

THE CHAPTER AND THE CHAPTER AN

EASTMENTS AND RESTRICTIONS AS SHOWN ON SCHEDULE B. SECTION 2 OF THE TITLE INSURANCE POLICY ISSUED BY LAYERS THER. A DIVISION OF TIDELTY NATIONAL TITLE INSURANCE COMPANY AS TITLE COMMITMENT NO. SILLOGATE. FEETING DATE: JANUARY 19, 2011

THE COURSE BY EXPLANATION OF LIFE BY A SECRETARY TO SOUTH SIDE, SERVING PROPERTY OF THE COURSE BY EXPLANATION OF THE STATE BY A SECRETARY TO SOUTH SIDE, SERVING PROPERTY OF THE COURSE BY A SECRETARY OF THE STATE BY A SECRETARY

OWNER LOT 1 CENTRAL HICH ASSOCIATES, LLC DOCUMENT #2447606

OWER LOT 2 THE CITY OF SOUTH BEND, INDIANA DEPARTMENT OF REDEVELO EXCLUSIVE \$9500083

GENERAL NOTES

EARTH MOVING NOTE
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THE SURGEST FACTORY.

LANDFILL, CEMETERY, METLAND & RIGHT OF MAY NOTES
BASED ON GRITICHER ARME CROUND ENGINE ON THE DAY OF THE FAIL FIELD MORK
THESE APPEARS TO BE NO CUMPNIE EVERNE OF A CEVETURY, LANGFILL OR DUMPNIE ON
THE SPACET PROPERTY.

THE SUBJECT PROPERTY IS NOT LOCATED IN OR NEAR A DESCRIPTION WELLAND AREA FER THE U.S. FOR HAW MELTER EXPICE NETWORK METUANDS INSTITUTED BY THE DISCOVIED METUANDS INSTITUTED AS TO THE DISCOVIED METADAS CONTROL OF THE SUBJECT PAREE.

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THE DIRECTORS BUYER FLOOR IN EXCENSIVE AMMACROST LODGE (1994)

COLUMNIT PAIR, UNKERS INSTITUTIONS, UTTERCOR AND THE JANVAN'S, 2211 AND IS

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SURVEYOR'S REPORT

IN ACCORDANCE WIN BRESS), ARICLE I, OWRER 12 OF HE NOAM ARRESTRAINE CORE, THE FOLLOWING DESERVATIONS NO DENOTES,—
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THEN THE SECURIOUS TEST AN URBAN CLASS SPREAT AS DESIGN OF A SECURIOR.

WHICH IS STORMAND THE AN UPUAL CLASS SAMELY IS DEFINED IN ACCURATE THE ASSOCIATION ASSOCIATION AND THE ASSOCIATION IN THE ASSOCIATION ASSO

EXHIBITION & COLOREST LINE

PRICE, I AND DOUGH & 10 PARKET RE OUT () AND PARCE, IR ALD DOWN & 10 PARCET, PARCET DOWN & 10 PARCET, P

VENTS WERE SET AT THE CORNERS OF SAO LOT MARGER ONE (1) AND LOT MARGER THE (2) AS DEPOSITED ON THIS SURVEY CRAWN BASS FOR THE BEARNES OF THIS SURVEY ARE THE RECORDED BEARNES OF THE REAL OF CONTROL HICH ASSOCIATES WASH SURVEY WAS RESPONDED WORR HY SUPERISON WITH THE LIST CATE OF THE FIELD SURVEY BEAR WAS 12, 2011.

AS A RESULT OF THE COSERVATIONS ON THIS CRAWNO, IT IS MY DRINGN THAT THE UNCERTAINTES IN THE LOCATION OF THE LINES AND COPMERS ESTABLISHED ON THIS SURGE ARE AS FORLINGS.

DUE TO WARANCES IN REFITEBUCE MONUMENTS: 0.20 FEET MORTH-SOUTH-0.20 FEET EAST-MEST

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PLAT OF SURVEY

FHA PROJECT HO. 073-11564 Certrel High Associates, ELC Washington Street, South Bend, N Scrie 1" = 97 Date: June 2 2011 Lot \$1 1815 names 79.029 source feet Lot \$2 2247 names 97.839 source feet

SUBVEYOR'S CERTIFICATE

I hereby certify to the U.S. Department of Housing and Urban Development (1937), St. Jones Cophol. LLC. Central Kigh Associates, LLC and Fidelity National Tide trausance Company, and to their successors and explays, both

I mode on so the ground starry per record description of the tond whole hereon laceted in the Dity of South Brist, Persings Forestin, St. Sweeph County, Indiano, on May 28, 2011 and that (Invest) model by set (very) mode in accordance with the HID Survey, inharturations of Report, form HID-2187), and the reportments for an ATM/COM Lond Title Source, on defined in the 2011 Minimum Standard Detail Reportments of an ATM/COM Lond Title Source,

To the best of my knowledge, body and information, except as shown tensor. There are no observable enconstructs either eye course properly less; the first and fines of actual patients one the sorme; and the previous are the rad of 13 mount channes (100 poly) inture frequency flood hazard, and such flood from (or food) consisten is shown on the finderal Piecel hazarder Radio Dominuthy Parel No. 18141(01230). Effective Nay, but John 5, 2011.

ALTA/ACSM LAND TITLE SURVEY

TO THE U.S. COPATION OF HOUSE AND UPDN IDECEMPENT ("HUM"). COPINE, INC. ASSOCIATE ILE, ST CAPAL ILE, CAMPIES THE, A PARISH OF TREATH WATCH. THE PRESENCE COMPANY TO COPE WHITE THE PROPERTY OF THE PROPERTY OF

DATE OF FINAL FELD WORK: MAY 26, 2011 DATE OF CERTIFICATION: JUNE 2, 2011 DATE OF RECERTIFICATION: DECEMBER 16, 2011

SEE SHEET 1 OF 2 FOR SURVEY DRAWING

1 Mg 17 8 14

DAVEN BY: 0.4.1 DAVE: 6/2/11 DAG: NO: #11-22-2 2 or 2

I, CRECORY C. SHOCK, ATTEN, UNDER THE PONUTIES FOR FERLINY, THAT I HAVE THICK REASONABLE CAME TO REDUCT EACH SOCK! SECURITY NAMER IN THIS TOCKNEW, UNITED REQUIRED BY LAW,





Brads-Ko Engineering & Surveying, Inc. 1009 South Ninth St. Goshen, IN 46626 Phone 574 533-9913 Fax 574 533-9911



EXHIBT D-EASEMENT TERMINATION AGREEMENT

(SEE ATTACHED 8 PAGES-STEPHENSON MILLS)

(SEE ATTACHED 9 PAGES-CENTRAL HIGH)

EXHIBIT E-LOCATION OF 26 FREE PARKING SPACES AT WHARF PARTNERS PROPERTY

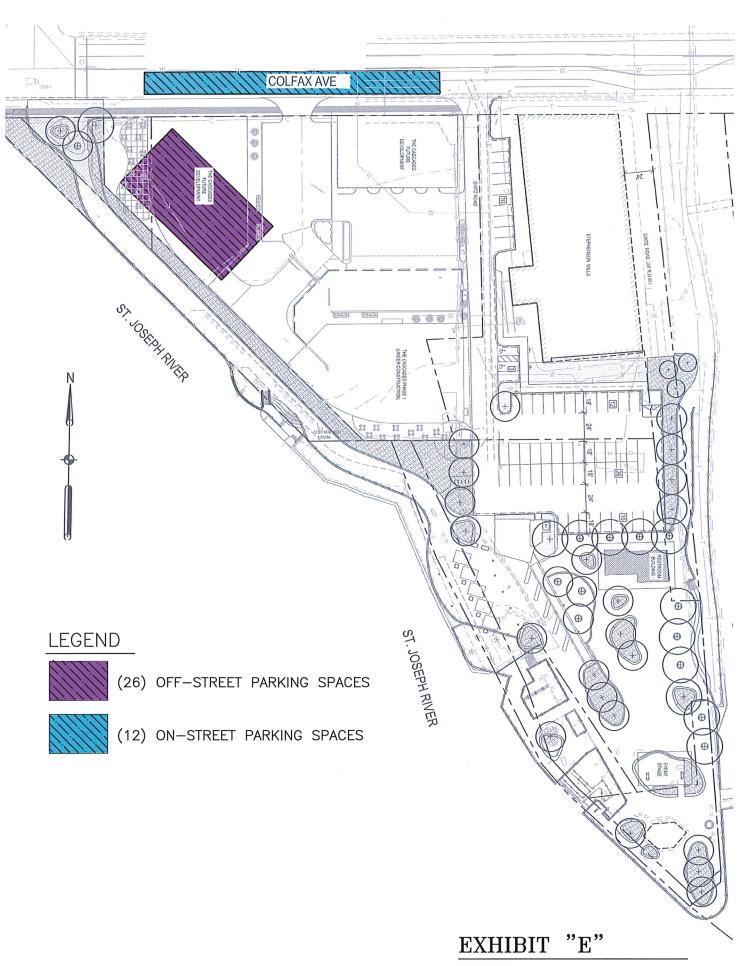


EXHIBIT F-1-LOCATION OF 25 PARKING SPACES

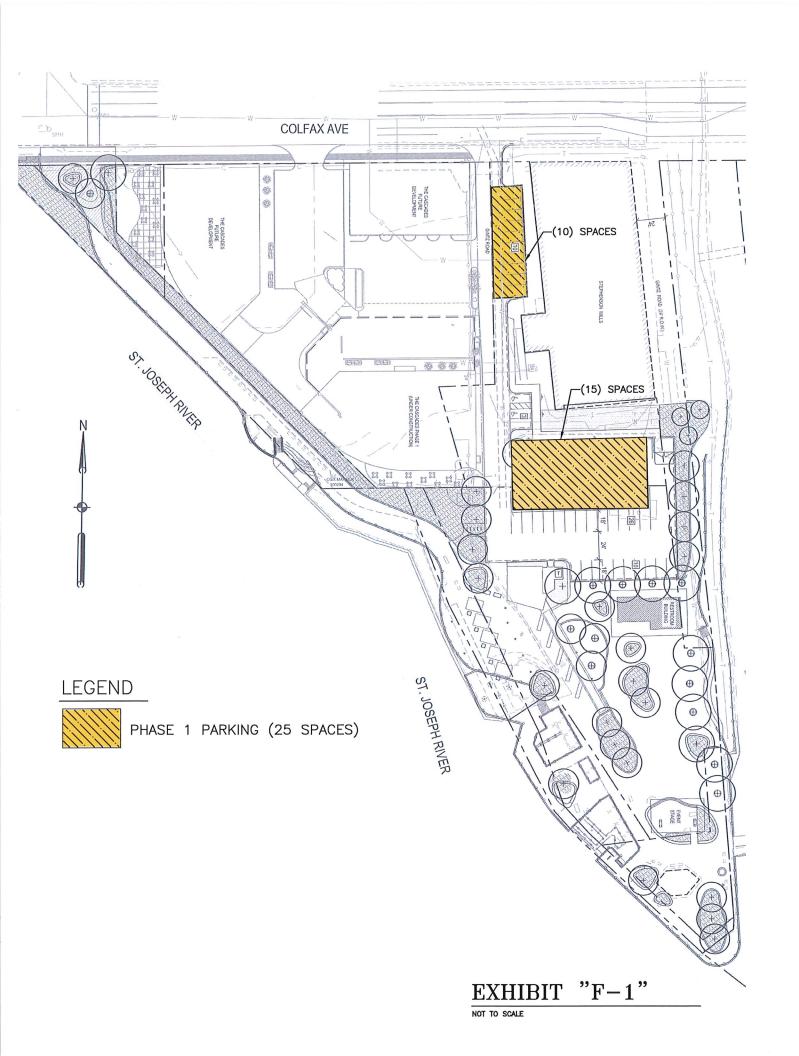


EXHIBIT F-2-LOCATION OF 26 FREE PARKING SPACES AT STEPHENSON MILLS PROPERTY

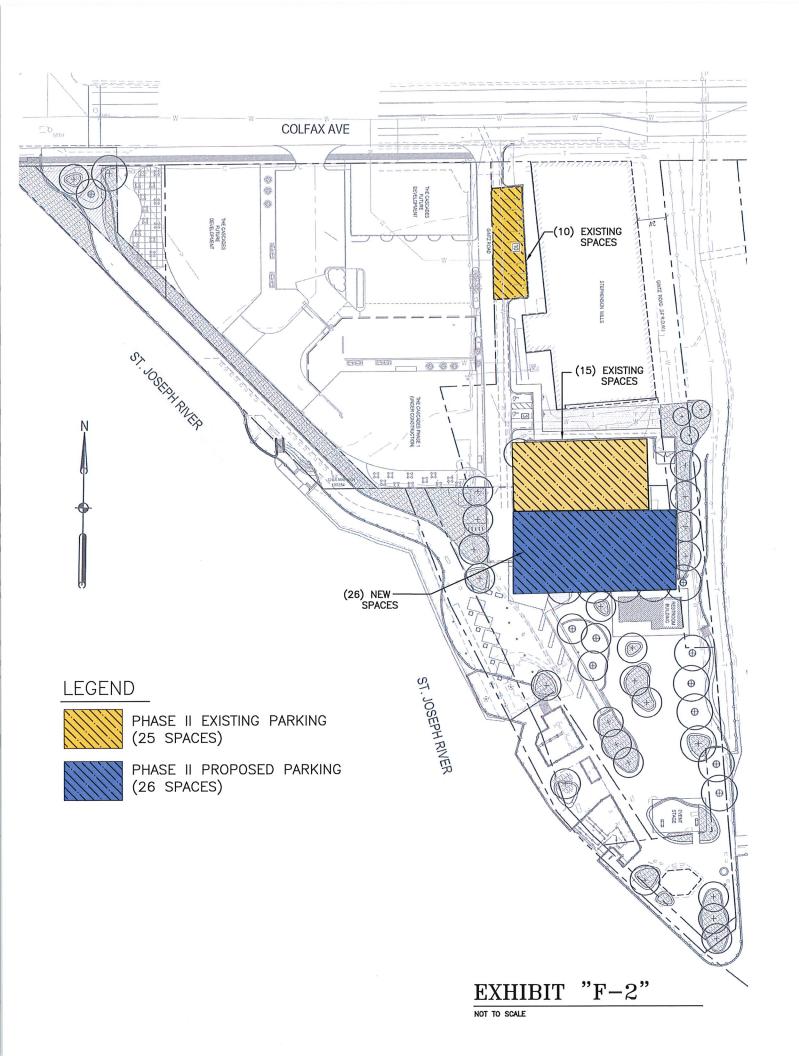


EXHIBIT G-LOCATION OF "ONE-WAY" (FROM SOUTH TO NORTH) EXIT DRIVE ON THE EAST SIDE OF THE PROPERTY

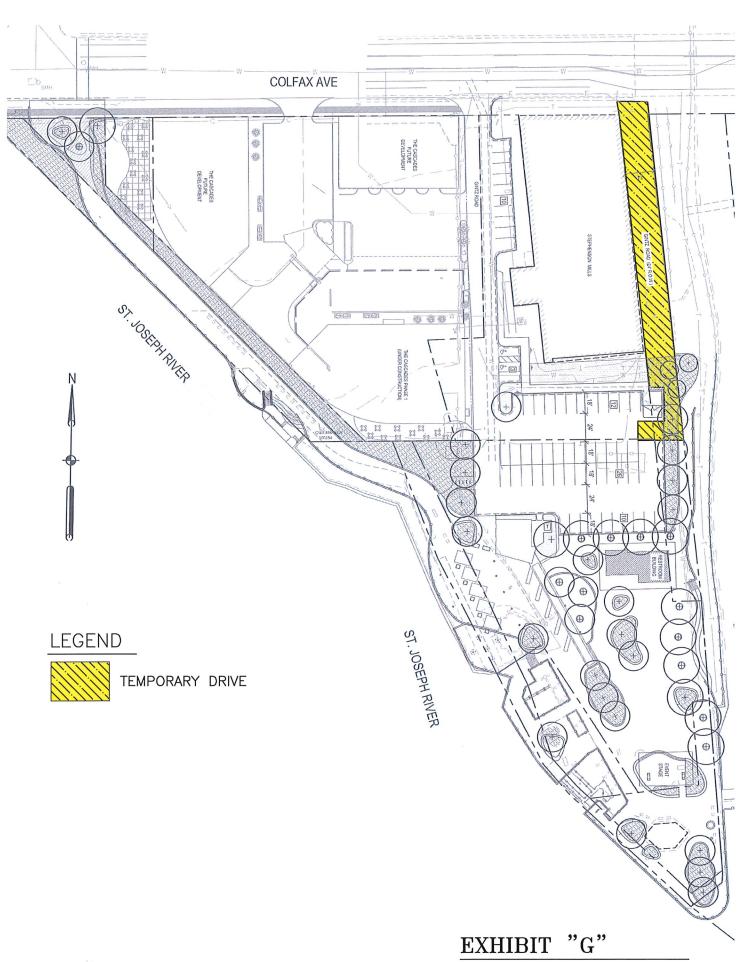


EXHIBIT H-KELLER ENGINEERING INITIAL ASSESSMENT



January 13, 2019 Revised January 30, 2019

Forum Real Estate Group 4500 Cherry Creek Drive South, Suite 550 Glendale, CO 80246

Attn: Peter Faulhaber

RE: STEVENSON MILL, 322 E. COLFAX AVENUE, SOUTH BEND, INDIANA Project No. 1811-117

On Thursday, January 10, 2018, Rick D. Keller P. E. met with Tina Bobbitt at the Stevenson Mill building located at 330 W. Colfax Avenue in South Bend, Indiana. The purpose of the meeting was to inspect the building to determine if there was any damage caused by vibrations resulting from the heavy construction that is underway next door.



The Stevenson Mill building was a three-story heavy industrial type structure that had been converted into apartments. The building consisted of a concrete frame with exterior brick infills and wood interior flooring. It was renovated into apartments about 25 years ago. The interior had drywall finishes and windows matching the original appearance of the building were also installed 25 years ago.



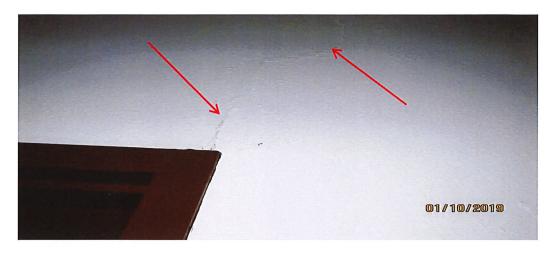
Residents have complained about vibrations occurring in the building as a result of construction activity next-door. This vibration was most noticeable on the upper floors but the majority of the damage was found on the lower floors. This is where the stresses would have been the greatest.

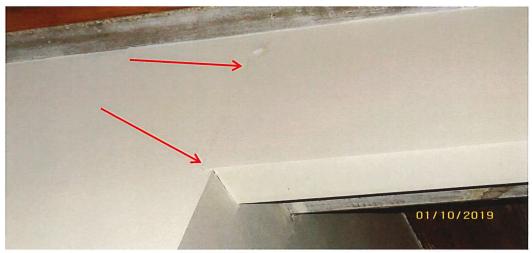
Keller Engineering performed an inspection of the interior of the hallways, a sampling of the apartments and an exterior inspection. Photographs were taken of areas of concern throughout the building.

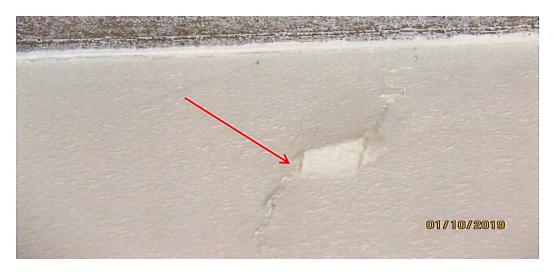
The most obvious damage was found in the drywall on the hallways on the lower levels. Multiple cracks were found in the drywall between the upper corners of doorways and the overhead beams. The cracks tended to follow the seams between drywall panels and typically followed a stair step pattern. It was difficult to focus a camera on the cracks, but here is a sampling.



Keller Engineering, Inc. 54365 30th Street • South Bend, Indiana 46635 • P: (574) 272-3525 • F: (574) 247-6006 www.KellerEngineeringInc.com







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STEVENSON MILL

January 13, 2019 Revised January30, 2019 Page 4 of 9

In at least one area, distortion between two panels at a corner could be seen.



Also buckling could be seen in the upper corner of a drywall panel at the intersection with a concrete frame. It is highly likely the vibrations such as the occupants have described could cause this damage

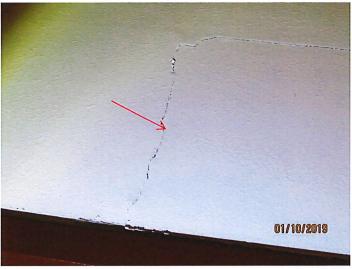


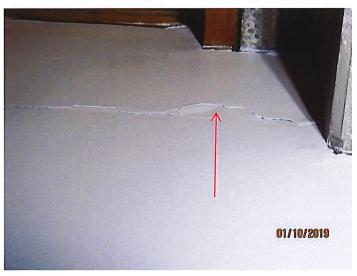
STEVENSON MILL

January 13, 2019 Revised January30, 2019 Page 5 of 9









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www.KellerEngineeringInc.com

On the exterior, we observed several areas of deterioration that largely could be attributed to rusting reinforcing steel. The rust takes up more volume than the bare steel, which causes the concrete to burst. Close-ups of these spalls are available in our office.



This is the chip at the top of the wall and a column with spalled concrete.





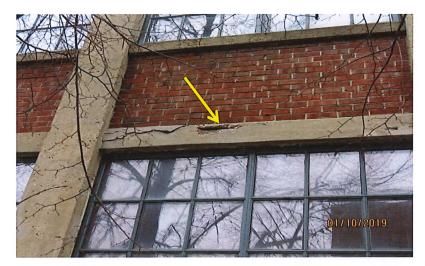
The picture on the right shows the damaged beam above the east door entrance.



Damage could be seen over the north east corner on the west face.



Quite a few spalls could be seen in other parts of the north face.





The vibrations from the adjacent construction had the potential to dislodge some of the loose concrete. It did not appear, however, that significant structural damage to the building could be attributed to this vibration. We would attribute the interior drywall cracks to the vibrations.

If you have any further questions, please call.

Sincerely,

Rick D. Keller P.E.

EXHIBIT I-INCOME BASELINE

Database: VILLAGEGREEN

12 Month Trailing Income Statement

ENTITY: STM

Village Green

FREG STEPHENSON MILL ASSOC LLC

Actual amounts from 07/16 to 3/19

Jul.2017	45,451
	45,454
May 2017	44,185
Apr 2017 1	42,760
Mar 2017	45,963
Feb 2017 Mar 2017 Apr 2017 May 2017 Jun 2017	42,923
Jan 2017	43,431
Dec 2016 Jan 2017	43,205
Nov 2016	43,733
Oct 2016	40,647
Jul 2016 Aug 2016 Sep 2016 Oct 2016	39,994
Aug 2016 .	42,056
Jul 2016	41,373
	TOTAL INCOME

Sep 2018	49,992
Aug 2018	47,259
Jul 2018	46,549
Jun 2018	48,192
May 2018	46,955
Apr 2018	44,942
Mar 2018	45,530
Feb 2018	46,133
Jan 2018	46,129
2017	46,389
Oct 2017 Nov 2017 Dec.	45,694
Oct 2017	46,070
Sep 2017	46,661
Aug 2017	44,870

Nov 2019		52,466	
Oct 2019	,	52,144	
Sep 2019		51,823	
Aug 2019		51,502	
Jul 2019		51,181	
Jun 2019		50,860	
		50,538	
Apr 2019 May 2019		50,217	
Mar 2019	20.60%	49,896	
Feb 2019	e July 2016: annualized:	51,389	
Jan 2019	growth since July 2016: annualized:	51,513	
Nov 2018 Dec 2018 Jan 2019 Feb		49,630	
Nov 2018		49,087	
Oct 2018		48,809	

Jan 2021	56,963
Dec 2020 Jan 2021	56,641
Nov 2020	56,320
Oct 2020	55,999
Sep 2020	55,678
Aug 2020	55,357
Jul 2020	55,035
Jun 2020	54,714
May 2020	54,393
.2020	54,072
Feb 2020 Mar 2020 Apr	53,751
Feb 2020	53,429
Jan 2020	53,108
Dec 2019 Jan 2020	52,787

58,569

58,248

57,926

57,605

57,284

EXHIBIT J-POST-PROJECT TRASH ENCLOSURE REBUILD



DUMPSTER ENCLOSURE EXAMPLE

*ACTUAL DESIGN, SIZE, AND MATERIALS MAY VARY

EXHIBIT K-LOCATION OF 61 PARKING SPACES AT STEPHENSON MILLS PROPERTY

