

EXHIBIT A-1 -DEPICTION OF SEITZ PARK MINOR SUBDIVISION

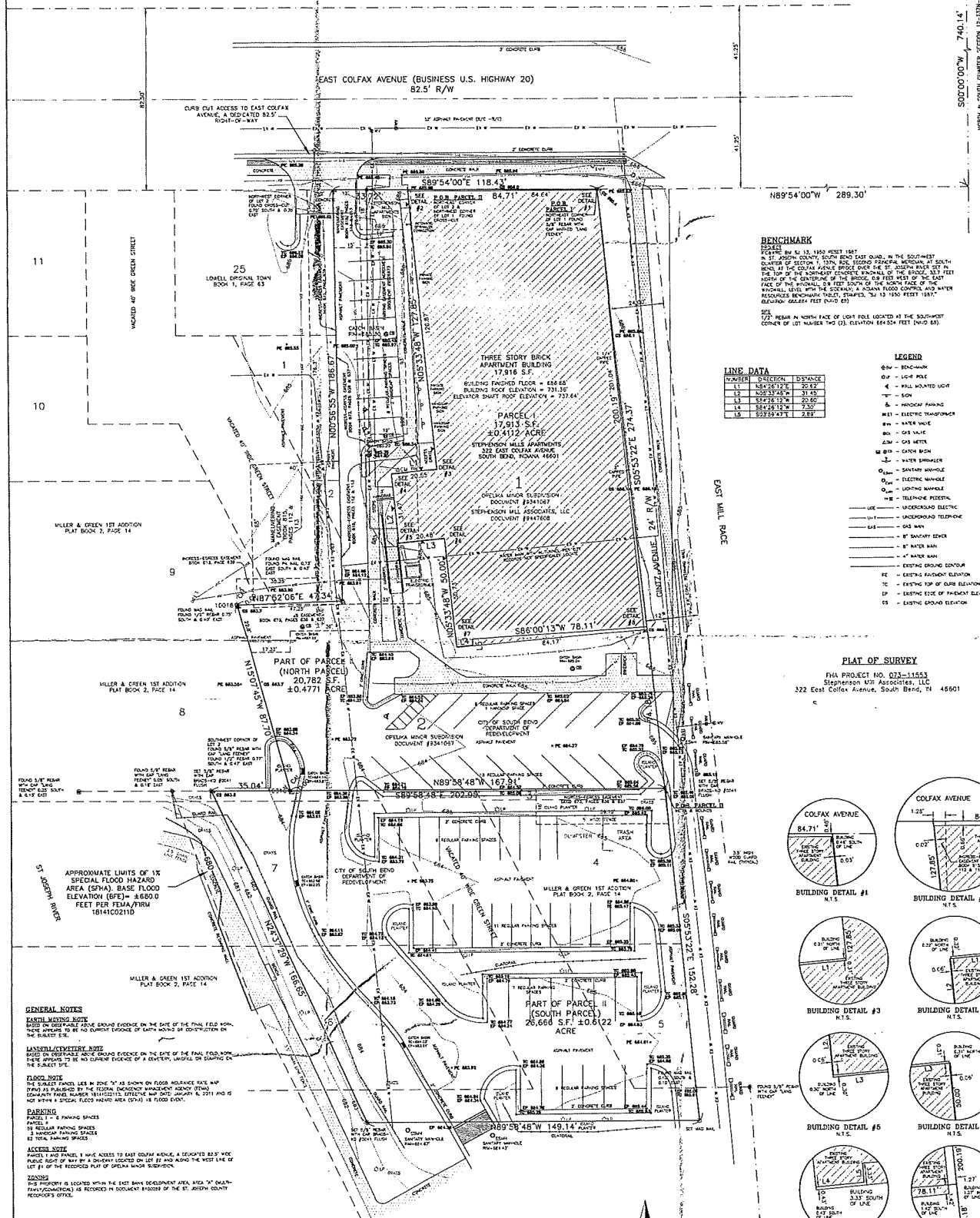
(SEE ATTACHED 2 PAGES)

EXHIBIT A-1

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.

NORTH QUARTER POST
 SECTION 12-127N-02E
 NO CORNER FOUND
 740.14'
 500'00"00" N
 NORTH & SOUTH QUARTER SECTION 12-127N-02E
 CENTERLINE 740.14' R/W



BENCHMARK
 BENCH. BM 41 1350 RESET 1967
 IN ST. JOSEPH COUNTY SOUTH BEND EAST QUARTER, IN THE SOUTHWEST QUARTER OF SECTION 1, 137N R2E, SECOND PRICER, BENCHMARK AT SOUTH CORNER OF COLFAX PARKING GARAGE NEAR THE EAST QUARTER POST SET IN THE TOP OF THE NORTHWEST CORNER OF THE BRIDGE, 157 FEET NORTH OF THE CENTERLINE OF THE BRIDGE, 6.6 FEET WEST OF THE FACE OF THE BRIDGE, 2.9 FEET SOUTH OF THE NORTH FACE OF THE BRIDGE, WITH THE OCCASIONAL A JORDAN BUSS COMPANY AND WATER RESOURCES BENCHMARK "MOUNTAIN STRAP", TO 13 1500 FEET 1967 BENCHMARK, 66.6 FEET (NAD 83)

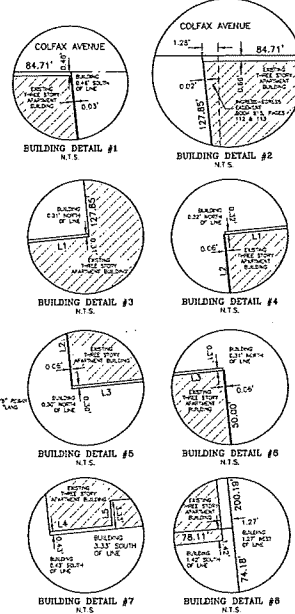
THE 177 NEAR IN NORTH FACE OF LOT FOLE LOCATED AT THE SOUTHWEST CORNER OF LOT NUMBER TWO (2), ELEVATION 684.54 FEET (NAD 83)

LINE DATA

NUMBER	PRECISION	DETAILS
1	1/4"	20' 212
2	1/8"	10' 2145
3	1/16"	5' 2056
4	1/32"	2' 230
5	1/64"	1' 249

- LEGEND**
- BENCH MARK
 - LIGHT POLE
 - WALL MOUNTED LIGHT
 - SIGN
 - WINDOW FRAME
 - ELECTRIC TRANSFORMER
 - WATER VALVE
 - GAS VALVE
 - GAS METER
 - GAS MAIN
 - CATCH BASIN
 - WATER BRICKER
 - SANITARY MANHOLE
 - ELECTRIC MANHOLE
 - LIGHTING MANHOLE
 - TELEPHONE RECEPT
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - GAS MAIN
 - 8" SANITARY SEWER
 - 8" WATER MAIN
 - 8" WATER MAIN
 - EXISTING BRIDGE CENTERLINE
 - EXISTING FACILITY ELEVATION
 - EXISTING TOP OF CURB ELEVATION
 - EXISTING EDGE OF PAVEMENT ELEVATION
 - EXISTING GROUND ELEVATION

PLAT OF SURVEY
 FHA PROJECT NO. 032-11553
 Stephenson Mill Associates, LLC
 322 East Colfax Avenue, South Bend, IN 46601



GENERAL NOTES

BOUNDARY NOTES:
 BASED ON OBTAINABLE SURVEY EVIDENCE ON THE DATE OF THE FINAL FIELD WORK, THESE ARE SHOWN TO BE NO CURRENT EVIDENCE OF LATER WORK OR CONSTRUCTION OF THE BOUNDARY LINE.

LANDMARK/ADJACENT NOTES:
 BASED ON OBTAINABLE SURVEY EVIDENCE ON THE DATE OF THE FINAL FIELD WORK, THESE ARE SHOWN TO BE NO CURRENT EVIDENCE OF A BENCHMARK, MANHOLE OR SURVEY OF THE SUBJECT SITE.

FLOOD NOTE:
 THE SHARPEST FLOOD LINE IN ZONE "A" AS SHOWN ON FLOOD ELEVATION MAP WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND IS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COUNTY FLOOD MAP NUMBER 18141C0211D EFFECTIVE MAY 2011 AND IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA) OR FLOOD ZONE.

PARKING:
 PARCELS 1 & 2: 4 PARKING SPACES
 PARCELS 3 & 4: 12 REGULAR PARKING SPACES
 12 HANDICAP PARKING SPACES
 12 NON-HANDICAP SPACES

ACCESS NOTE:
 PARCELS 1 AND 2 HAVE ACCESS TO EAST COLFAX AVENUE, A DEDICATED BEST USE PUBLIC HIGHWAY BY WAY OF A DRIVEWAY LOCATED ON LOT 12 AND ALONG THE WEST LINE OF LOT 11 OF THE RECORDED PLAT OF "OPELIKA MINOR SUBDIVISION".

STAIRS:
 THIS PROPERTY IS LOCATED WITHIN THE EAST BEND DEVELOPMENT AREA "A" (OPELIKA MINOR SUBDIVISION) AS RECORDED IN DOCUMENT #9341067 OF THE ST. JOSEPH COUNTY RECORDER'S OFFICE.

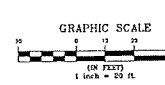
SURVEYOR'S CERTIFICATE

I, Gary C. Smith, the U.S. Registered Professional Surveyor (No. 0007), of St. Joseph County, Indiana, do hereby certify that the above described plat of survey was prepared by me or under my direct supervision and that I am a duly licensed and registered professional surveyor in the State of Indiana.

I have on the ground surveyed and measured the lines and corners shown on this plat of survey and the same are true and correct to the best of my knowledge, belief and information, except as shown hereon. There are no observable monuments or other visible property lines, line and line of actual possession on the same, and the boundaries are true to the best of my knowledge, belief and information, and such facts are shown on this plat of survey.

This plat of survey is a true and correct copy of the original plat of survey as recorded in the Recorder's Office of St. Joseph County, Indiana, on the date shown hereon.

DATE: 5/27/11
 FILE NAME: 2011-05-27-11-0001



BRADS-KO ENGINEERING & SURVEYING, INC.
 1009 South Ninth St. Goshen, IN 46526
 Phone 574 533-0913 Fax 574 533-9911

STATE OF INDIANA
 SURVEYOR
 GARY C. SMITH
 No. 0007

811
 Call before you dig

SHEET 1 OF 2
 DATE: 5/27/11
 FILE NAME: 2011-05-27-11-0001

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-OF-WAY 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.
CONTAINING 0.17 ACRES MORE OR LESS.

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

EXHIBIT A-3 – PROPOSED REPLAT

(SEE ATTACHED 3 PAGES)

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF LOT # 4 AND OUTLOT "A" IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 18064 IN THE RECORDS OF THE ST. JOSEPH COUNTY...

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)

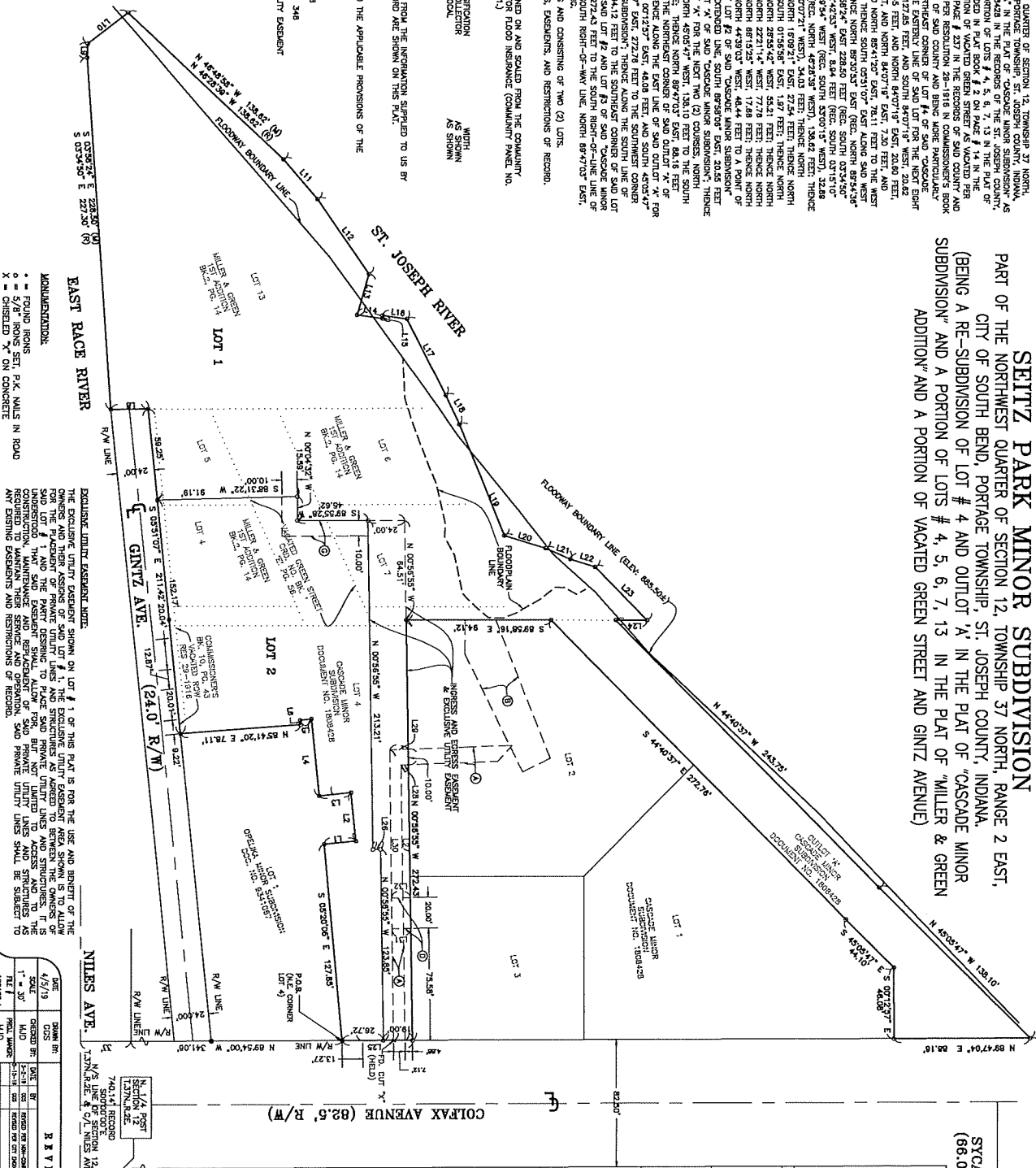
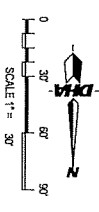


Table with columns: LINE, BEARING, DISTANCE. It lists boundary measurements for various lots and easements.



EAST RACE RIVER

EXCLUSIVE UTILITY EASEMENT LINE

EXCLUSIVE UTILITY EASEMENT SHOWN ON LOT # 1 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE OWNERS AND OTHER OWNERS OF SAID LOT # 1. THIS EXCLUSIVE UTILITY EASEMENT AREA SHOWN IS TO ALLOW FOR THE INSTALLATION OF UTILITY LINES AND STRUCTURES...

REVISIONS

Table with columns: DATE, BY, REVISIONS. It tracks changes to the plat.

DHA Danch, Harner & Associates, Inc. Land Surveyors - Professional Engineers. Landscape Architects - Land Planners.

SUBSCRIBERS & ENGINEERS: DANCH, HARNER & ASSOCIATES, INC. 1463 COMMERCE DRIVE SOUTH BEND, IN 46828

DEPARTMENT OF BOUNDARY SURVEYING CITY OF SOUTH BEND 1200 OAKMAN CITY BUILDING SOUTH BEND, INDIANA 46801

LEGAL DESCRIPTION:
 A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF THE UNDIVIDED INTEREST OF THE ST. JOSEPH COUNTY, INDIANA RECORDERS OFFICE, AND A PORTION OF LOTS 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AS RECORDED IN PLAT BOOK # 2 ON PAGE # 12 ON PAGE # 227 IN THE RECORDS OF SAO COUNTY AND A PORTION OF VACATED GINTZ AVENUE PER RESOLUTION 29-1918 IN SAO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 20 FT. WIDE PRIVATE SANITARY SEWER EXHAUST LINE SHOWN ON LOT # 2 OF THIS PLAT, SAID EXHAUST LINE IS THE PROPERTY OF THE OWNERS AND THEIR ASSIGNS OF LOT # 2 OF THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED IN THE ST. JOSEPH COUNTY, INDIANA RECORDERS OFFICE. SAID EXHAUST LINE SHALL ALLOW TO THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A SANITARY SEWER SYSTEM WHICH SERVES ALIEN # 2 OF THE "CASCADE MINOR SUBDIVISION".

THE 10 FT. WIDE PRIVATE ELECTRICAL EXHAUST LINE SHOWN ON LOT # 2 OF THIS PLAT, SAID EXHAUST LINE IS THE PROPERTY OF THE OWNERS AND THEIR ASSIGNS OF LOT # 2 OF THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED IN THE ST. JOSEPH COUNTY, INDIANA RECORDERS OFFICE. SAID EXHAUST LINE SHALL ALLOW TO THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A SANITARY SEWER SYSTEM WHICH SERVES ALIEN # 2 OF THE "CASCADE MINOR SUBDIVISION".

THE 20 FT. WIDE MUNICIPAL WATER EXHAUST LINE SHOWN ON LOT # 2 OF THIS PLAT, SAID EXHAUST LINE IS THE PROPERTY OF THE OWNERS AND THEIR ASSIGNS OF LOT # 2 OF THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED IN THE ST. JOSEPH COUNTY, INDIANA RECORDERS OFFICE. SAID EXHAUST LINE SHALL ALLOW TO THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A SANITARY SEWER SYSTEM WHICH SERVES ALIEN # 2 OF THE "CASCADE MINOR SUBDIVISION".

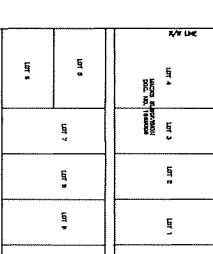
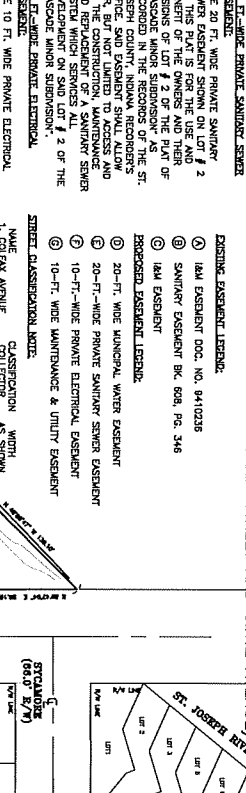
THE 20 FT. WIDE MUNICIPAL WATER EXHAUST LINE SHOWN ON LOT # 2 OF THIS PLAT, SAID EXHAUST LINE IS THE PROPERTY OF THE OWNERS AND THEIR ASSIGNS OF LOT # 2 OF THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED IN THE ST. JOSEPH COUNTY, INDIANA RECORDERS OFFICE. SAID EXHAUST LINE SHALL ALLOW TO THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A SANITARY SEWER SYSTEM WHICH SERVES ALIEN # 2 OF THE "CASCADE MINOR SUBDIVISION".

SEITZ PARK MINOR SUBDIVISION

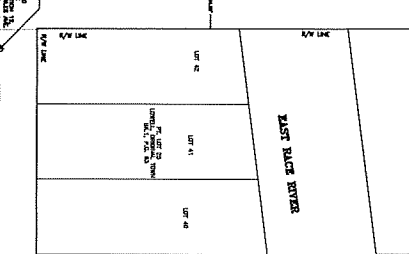
PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
 (BEING A RE-SUBDIVISION OF LOT # 4 AND OUTLOT 'A' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AND A PORTION OF VACATED GREEN STREET AND GINTZ AVENUE)

DESIRED EXHAUST LEGEND:
 1. SANITARY EXHAUST LINE
 2. SANITARY EXHAUST LINE
 3. 18" SANITARY EXHAUST LINE
 4. 18" SANITARY EXHAUST LINE
 5. 20"-FT. WIDE MUNICIPAL WATER EXHAUST LINE
 6. 20"-FT. WIDE PRIVATE SANITARY SEWER EXHAUST LINE
 7. 10"-FT. WIDE PRIVATE ELECTRICAL EXHAUST LINE

EXISTING EXHAUST LEGEND:
 1. SANITARY EXHAUST LINE
 2. SANITARY EXHAUST LINE
 3. 18" SANITARY EXHAUST LINE
 4. 18" SANITARY EXHAUST LINE
 5. 20"-FT. WIDE MUNICIPAL WATER EXHAUST LINE
 6. 20"-FT. WIDE PRIVATE SANITARY SEWER EXHAUST LINE
 7. 10"-FT. WIDE PRIVATE ELECTRICAL EXHAUST LINE



LINE	BEARING	DISTANCE
1	S 05°32'41" E	31.48'
2	S 05°32'41" E	20.00'
3	S 05°32'41" E	20.00'
4	S 05°32'41" E	20.00'
5	S 05°32'41" E	20.00'
6	S 05°32'41" E	20.00'
7	N 05°32'41" W	20.00'
8	N 05°32'41" W	20.00'
9	N 05°32'41" W	20.00'
10	N 05°32'41" W	20.00'
11	N 05°32'41" W	20.00'
12	N 05°32'41" W	20.00'
13	N 05°32'41" W	20.00'
14	N 05°32'41" W	20.00'
15	N 05°32'41" W	20.00'
16	N 05°32'41" W	20.00'
17	N 05°32'41" W	20.00'
18	N 05°32'41" W	20.00'
19	N 05°32'41" W	20.00'
20	N 05°32'41" W	20.00'
21	N 05°32'41" W	20.00'
22	N 05°32'41" W	20.00'
23	N 05°32'41" W	20.00'
24	N 05°32'41" W	20.00'
25	N 05°32'41" W	20.00'
26	N 05°32'41" W	20.00'
27	N 05°32'41" W	20.00'
28	N 05°32'41" W	20.00'
29	N 05°32'41" W	20.00'
30	N 05°32'41" W	20.00'
31	N 05°32'41" W	20.00'
32	N 05°32'41" W	20.00'
33	N 05°32'41" W	20.00'
34	N 05°32'41" W	20.00'
35	N 05°32'41" W	20.00'
36	N 05°32'41" W	20.00'
37	N 05°32'41" W	20.00'
38	N 05°32'41" W	20.00'
39	N 05°32'41" W	20.00'
40	N 05°32'41" W	20.00'
41	N 05°32'41" W	20.00'
42	N 05°32'41" W	20.00'
43	N 05°32'41" W	20.00'
44	N 05°32'41" W	20.00'
45	N 05°32'41" W	20.00'
46	N 05°32'41" W	20.00'



SUPPORT DATA

DATE	DRAWN BY	DATE	BY
4/5/19	CS	5-21-19	CS
SCALE	1" = 50'	SCALE	1" = 50'

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT/CONSTRUCTION

SCALE 1" = 50'

DHA
 Danck, Harner & Associates, Inc.
 Land Surveyors - Professional Engineers
 Landscape Architects - Land Planners

1

LEGEND:

FLOOD HAZARD AREAS SHOWN ARE DERIVED FROM THE COMMUNITY FLOOD INSURANCE PROGRAM (CFIP) FLOOD INSURANCE (COMMUNITY PANEL NO. 18141002110, DATED JANUARY 04, 2011).

EXHAUST LINE:
 TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION, ALL EXHAUSTS OF RECORD ARE SHOWN ON THIS PLAN.

BUILDING SERVICES:
 BUILDING SERVICES TO THE BUILDING SHOWN ON THIS PLAN ARE SHOWN ON THIS PLAN.

FUTURE ACCESS PLAN NOTE:
 ALL LOTS SHOWN ON THIS PLAN WILL HAVE ACCESS DIRT COLFAX AVENUE VIA A SHOWN ACCESS DRIVE.

EXHIBIT B-DEPICTION OF THE RELEASED PARCELS

(SEE ATTACHED 1 PAGE)

EXHIBIT B

LEGAL DESCRIPTION:
 PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CO. OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF LOT # 4 AND OUTLOT 'X' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 180048 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDS OFFICE, AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AS RECORDED AS DOCUMENT NO. 180008 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GINTZ AVENUE PER RESOLUTION 29-1918 IN COMMISSIONER'S BOOK DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT #4 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EASTERN LINE OF SAID LOT FOR THE NEXT BEHIND (9) COURSES, SOUTH 03°20'42" EAST, 127.23 FEET; AND SOUTH 84°07'18" EAST, 20.82 FEET; AND SOUTH 03°20'42" EAST, 51.28 FEET; AND NORTH 84°07'18" EAST, 20.82 FEET; AND NORTH 04°18'40" WEST, 2.88 FEET; AND NORTH 85°41'20" EAST, 78.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF GINTZ AVENUE; THENCE SOUTH 03°31'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 211.42 FEET; THENCE NORTH 89°31'02" EAST (REG. NORTH 89°34'35" EAST, 22.58 FEET); THENCE SOUTH 03°32'28" EAST, 22.50 FEET; SOUTH 03°34'00" WEST, 8.80 FEET; THENCE SOUTH 52°39'54" WEST (REG. SOUTH 52°01'15" WEST), 32.88 FEET; THENCE NORTH 48°48'38" WEST (REG. NORTH 48°28'38" WEST), 138.42 FEET; THENCE NORTH 40°27'40" WEST, 34.03 FEET (REG. NORTH 16°09'21" EAST, 27.54 FEET); THENCE NORTH 54°44'42" WEST, 38.82 FEET; THENCE NORTH 16°09'21" EAST, 27.54 FEET; THENCE NORTH 81°42'27" WEST, 16.09 FEET; THENCE NORTH 28°55'42" WEST, 58.21 FEET; THENCE NORTH 84°40'04" WEST, 21.00 FEET; THENCE NORTH 22°21'14" WEST, 77.78 FEET; THENCE NORTH 72°50'34" WEST, 28.15 FEET; THENCE NORTH 66°19'22" WEST, 17.68 FEET; THENCE NORTH 72°50'34" WEST, 18.81 FEET; THENCE NORTH 44°39'03" WEST, 48.44 FEET TO A SUBDIVISION "DESCRIBED WEST, THENCE ALONG SAID EXTENDED LINE, SOUTH 89°31'16" EAST, 20.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'X' OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID OUTLOT 'X' FOR THE NEXT TWO (2) COURSES, NORTH 44°40'37" WEST, 24.75 FEET; AND NORTH 45°03'47" WEST, 138.11 FEET; THENCE SOUTH 84°07'18" WEST, 20.82 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X' OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID OUTLOT 'X' FOR THE NEXT THREE (3) COURSES, SOUTH 07°12'37" EAST, 48.00 FEET; AND SOUTH 45°34'27" SOUTH, 44.10 FEET; AND SOUTH 44°40'37" EAST, 22.08 FEET; AND THE SOUTHWEST CORNER OF SAID LOT #2; THENCE ALONG THE EAST LINE OF SAID LOT #2 AND LOT #3 OF SAID "CASCADE MINOR SUBDIVISION", NORTH 07°19'55" WEST, 272.43 FEET TO THE SOUTH NORTH 86°47'05" EAST, 43.77 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, CONTAINING 2.32 ACRES MORE OR LESS, EXCESSIVE, AND RESTRICTIONS OF RECORD, SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EXCESSIVE, AND RESTRICTIONS OF RECORD, BEGINNING AT THE EAST LINE OF SAID LOT #4.

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 'X' IN THE PLAT OF "MILLER & GREEN ADDITION" 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)

LEGAL DESCRIPTION:
 FROM THE EAST END OF SAID SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CO. OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF LOT # 4 AND OUTLOT 'X' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 180048 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDS OFFICE, AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AS RECORDED AS DOCUMENT NO. 180008 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GINTZ AVENUE PER RESOLUTION 29-1918 IN COMMISSIONER'S BOOK DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT #4 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EASTERN LINE OF SAID LOT FOR THE NEXT BEHIND (9) COURSES, SOUTH 03°20'42" EAST, 127.23 FEET; AND SOUTH 84°07'18" EAST, 20.82 FEET; AND SOUTH 03°20'42" EAST, 51.28 FEET; AND NORTH 84°07'18" EAST, 20.82 FEET; AND NORTH 04°18'40" WEST, 2.88 FEET; AND NORTH 85°41'20" EAST, 78.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF GINTZ AVENUE; THENCE SOUTH 03°31'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 211.42 FEET; THENCE NORTH 89°31'02" EAST (REG. NORTH 89°34'35" EAST, 22.58 FEET); THENCE SOUTH 03°32'28" EAST, 22.50 FEET; SOUTH 03°34'00" WEST, 8.80 FEET; THENCE SOUTH 52°39'54" WEST (REG. SOUTH 52°01'15" WEST), 32.88 FEET; THENCE NORTH 48°48'38" WEST (REG. NORTH 48°28'38" WEST), 138.42 FEET; THENCE NORTH 40°27'40" WEST, 34.03 FEET (REG. NORTH 16°09'21" EAST, 27.54 FEET); THENCE NORTH 54°44'42" WEST, 38.82 FEET; THENCE NORTH 16°09'21" EAST, 27.54 FEET; THENCE NORTH 81°42'27" WEST, 16.09 FEET; THENCE NORTH 28°55'42" WEST, 58.21 FEET; THENCE NORTH 84°40'04" WEST, 21.00 FEET; THENCE NORTH 22°21'14" WEST, 77.78 FEET; THENCE NORTH 72°50'34" WEST, 28.15 FEET; THENCE NORTH 66°19'22" WEST, 17.68 FEET; THENCE NORTH 72°50'34" WEST, 18.81 FEET; THENCE NORTH 44°39'03" WEST, 48.44 FEET TO A SUBDIVISION "DESCRIBED WEST, THENCE ALONG SAID EXTENDED LINE, SOUTH 89°31'16" EAST, 20.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'X' OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID OUTLOT 'X' FOR THE NEXT TWO (2) COURSES, NORTH 44°40'37" WEST, 24.75 FEET; AND NORTH 45°03'47" WEST, 138.11 FEET; THENCE SOUTH 84°07'18" WEST, 20.82 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X' OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID OUTLOT 'X' FOR THE NEXT THREE (3) COURSES, SOUTH 07°12'37" EAST, 48.00 FEET; AND SOUTH 45°34'27" SOUTH, 44.10 FEET; AND SOUTH 44°40'37" EAST, 22.08 FEET; AND THE SOUTHWEST CORNER OF SAID LOT #2; THENCE ALONG THE EAST LINE OF SAID LOT #2 AND LOT #3 OF SAID "CASCADE MINOR SUBDIVISION", NORTH 07°19'55" WEST, 272.43 FEET TO THE SOUTH NORTH 86°47'05" EAST, 43.77 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, CONTAINING 2.32 ACRES MORE OR LESS, EXCESSIVE, AND RESTRICTIONS OF RECORD, SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EXCESSIVE, AND RESTRICTIONS OF RECORD, BEGINNING AT THE EAST LINE OF SAID LOT #4.

LEGAL DESCRIPTION:
 FROM THE EAST END OF SAID SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CO. OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF LOT # 4 AND OUTLOT 'X' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 180048 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDS OFFICE, AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AS RECORDED AS DOCUMENT NO. 180008 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GINTZ AVENUE PER RESOLUTION 29-1918 IN COMMISSIONER'S BOOK DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT #4 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EASTERN LINE OF SAID LOT FOR THE NEXT BEHIND (9) COURSES, SOUTH 03°20'42" EAST, 127.23 FEET; AND SOUTH 84°07'18" EAST, 20.82 FEET; AND SOUTH 03°20'42" EAST, 51.28 FEET; AND NORTH 84°07'18" EAST, 20.82 FEET; AND NORTH 04°18'40" WEST, 2.88 FEET; AND NORTH 85°41'20" EAST, 78.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF GINTZ AVENUE; THENCE SOUTH 03°31'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 211.42 FEET; THENCE NORTH 89°31'02" EAST (REG. NORTH 89°34'35" EAST, 22.58 FEET); THENCE SOUTH 03°32'28" EAST, 22.50 FEET; SOUTH 03°34'00" WEST, 8.80 FEET; THENCE SOUTH 52°39'54" WEST (REG. SOUTH 52°01'15" WEST), 32.88 FEET; THENCE NORTH 48°48'38" WEST (REG. NORTH 48°28'38" WEST), 138.42 FEET; THENCE NORTH 40°27'40" WEST, 34.03 FEET (REG. NORTH 16°09'21" EAST, 27.54 FEET); THENCE NORTH 54°44'42" WEST, 38.82 FEET; THENCE NORTH 16°09'21" EAST, 27.54 FEET; THENCE NORTH 81°42'27" WEST, 16.09 FEET; THENCE NORTH 28°55'42" WEST, 58.21 FEET; THENCE NORTH 84°40'04" WEST, 21.00 FEET; THENCE NORTH 22°21'14" WEST, 77.78 FEET; THENCE NORTH 72°50'34" WEST, 28.15 FEET; THENCE NORTH 66°19'22" WEST, 17.68 FEET; THENCE NORTH 72°50'34" WEST, 18.81 FEET; THENCE NORTH 44°39'03" WEST, 48.44 FEET TO A SUBDIVISION "DESCRIBED WEST, THENCE ALONG SAID EXTENDED LINE, SOUTH 89°31'16" EAST, 20.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'X' OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID OUTLOT 'X' FOR THE NEXT TWO (2) COURSES, NORTH 44°40'37" WEST, 24.75 FEET; AND NORTH 45°03'47" WEST, 138.11 FEET; THENCE SOUTH 84°07'18" WEST, 20.82 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X' OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID OUTLOT 'X' FOR THE NEXT THREE (3) COURSES, SOUTH 07°12'37" EAST, 48.00 FEET; AND SOUTH 45°34'27" SOUTH, 44.10 FEET; AND SOUTH 44°40'37" EAST, 22.08 FEET; AND THE SOUTHWEST CORNER OF SAID LOT #2; THENCE ALONG THE EAST LINE OF SAID LOT #2 AND LOT #3 OF SAID "CASCADE MINOR SUBDIVISION", NORTH 07°19'55" WEST, 272.43 FEET TO THE SOUTH NORTH 86°47'05" EAST, 43.77 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, CONTAINING 2.32 ACRES MORE OR LESS, EXCESSIVE, AND RESTRICTIONS OF RECORD, SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EXCESSIVE, AND RESTRICTIONS OF RECORD, BEGINNING AT THE EAST LINE OF SAID LOT #4.

EXISTING EASEMENT LEGEND:

- 1. EASEMENT DOC. NO. 9410236
- 2. SWIMMING EASEMENT DEC. 808, PG. 346
- 3. EASEMENT

LINE	BEGINNING	DISTANCE
L1	S 84°07'18" W	20.82
L2	N 84°07'18" E	20.82
L3	N 84°07'18" E	20.82
L4	S 05°32'41" E	50.01
L5	N 84°07'18" E	7.08
L6	N 84°07'18" E	48.00
L7	N 07°12'37" W	48.00
L8	N 89°31'02" E	24.00
L9	N 89°31'02" E	24.00
L10	S 07°12'37" W	48.00
L11	S 07°12'37" W	35.88
L12	N 84°44'42" W	38.82
L13	N 16°09'21" E	27.54
L14	N 16°09'21" E	27.54
L15	S 01°15'58" E	1.97
L16	N 81°18'27" W	16.09
L17	N 28°55'42" W	58.21
L18	N 28°55'42" W	21.00
L19	N 22°21'14" W	77.78
L20	N 72°50'34" W	28.15
L21	N 72°50'34" W	18.81
L22	N 44°39'03" W	48.44
L23	N 44°39'03" W	48.44
L24	S 89°31'16" E	20.82
L25	S 89°31'16" E	48.44
L26	S 89°31'16" W	5.00

EASEMENT NOTE:
 TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNERS, ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.
BUILDING SETBACK LIMITS:
 BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
SUBDIVISION WAIVER LIMITS:
 THE PLAT COMPILED AT ITS 2018 MEETING GRANTED THE FOLLOWING WAIVER FROM THE CITY OF SOUTH BEND ZONING ORDINANCE:
 1. FROM SECTION 7-14.04 (G) (1) (A) (1) (I) REQUIRING THE SUBDIVISION OF SHOWN DIMENSIONED BUILDING SETBACK LINES.

MONUMENTATION:
 ○ FOUND IRONS
 × 5/8" IRONS SET P.K. WALLS IN ROAD
 * CHISELED "X" ON CONCRETE

REVISIONS

DATE	BY	REVISION
7/25/18 <td>GSS <td></td> </td>	GSS <td></td>	
7/25/18 <td>MDU <td></td> </td>	MDU <td></td>	
7/25/18 <td>MDU <td></td> </td>	MDU <td></td>	
7/25/18 <td>MDU <td></td> </td>	MDU <td></td>	
7/25/18 <td>MDU <td></td> </td>	MDU <td></td>	

DHA
 Danck, Hummer & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 1112 Columbia Blvd., Suite 100, South Bend, IN 46628
 Phone: (317) 231-1111 / Fax: (317) 231-1112

SCALE 1" = 30'

LEGEND:
 R/W LINE: Right-of-Way Line
 FLOODPLAIN BOUNDARY LINE (FEET): Floodplain Boundary Line
 GINTZ AVE. (24.0' R/W): Gintz Avenue Right-of-Way
 COLFAX AVENUE (82.5' R/W): Colfax Avenue Right-of-Way
 NILES AVE. (74.0' R/W): Niles Avenue Right-of-Way

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)

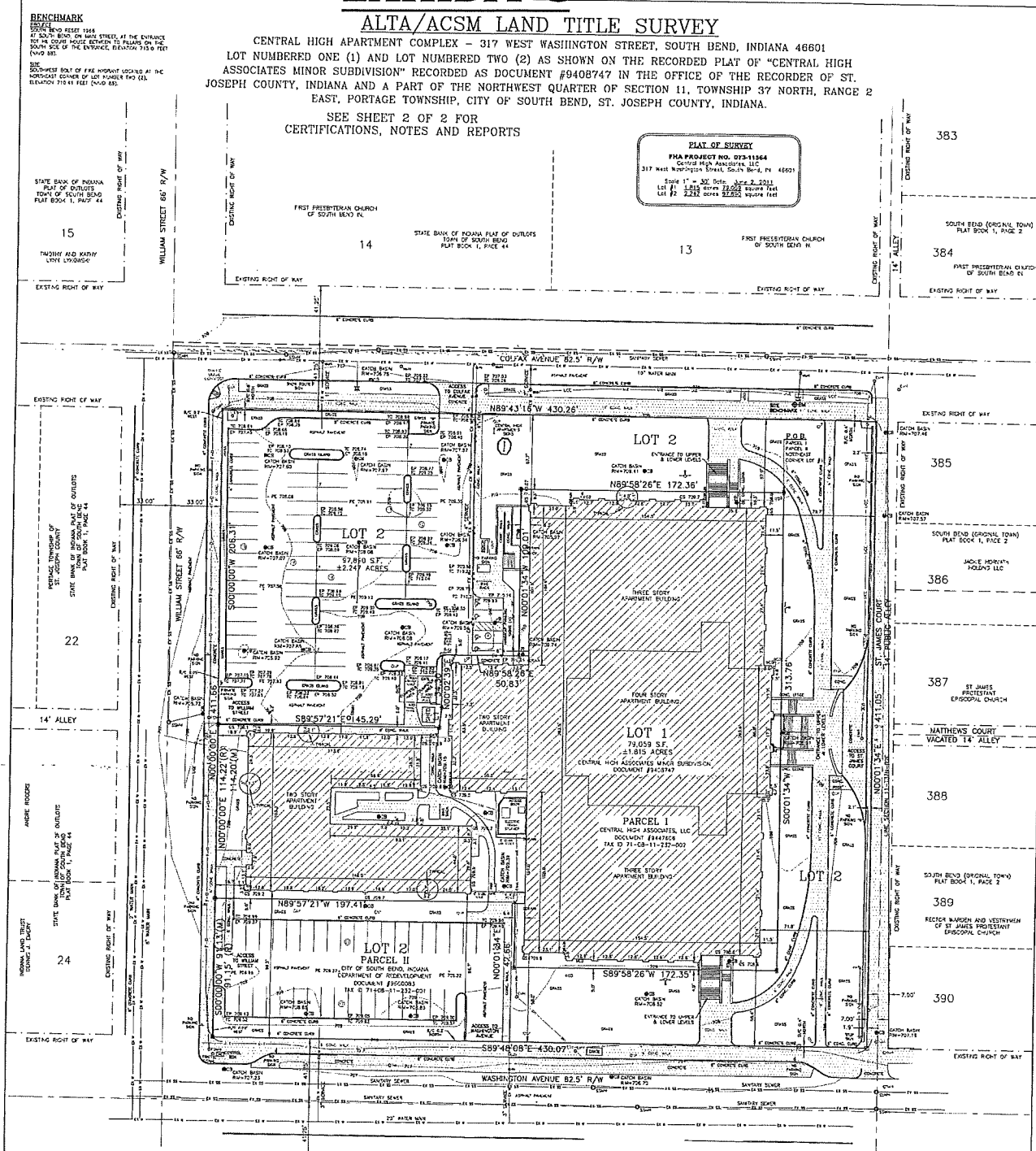
EXHIBIT C

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.

SEE SHEET 2 OF 2 FOR CERTIFICATIONS, NOTES AND REPORTS

PLAT OF SURVEY
 FNA PROJECT NO. 028-11264
 Central High Associates, LLC
 317 West Washington Street, South Bend, IN 46601
 Scale 1" = 30' Date: June 2, 2011
 Lot 1: 1.818 Acres 22.028' Record Plat
 Lot 2: 2.247 Acres 22.028' Record Plat



ENCROACHMENT NOTE
 THERE ARE NO ENCROACHMENTS OF ANY UNRECORDED OR OTHER KIND AS SHOWN ON THIS SURVEY PLAT.

UTILITIES NOTE
 UNRECORDED UTILITIES MAY EXIST ACROSS LOT 1, 1 AND LOT 2, WHICH WERE NOT FIELD LOCATED. ANY UNRECORDED UTILITIES SHOULD BE FIELD LOCATED BY THE SURVEYOR. CALL FOR A SPECIFIC LOCATE IF ANY DOING OR EQUIPMENT IS TO CONDUCE.

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N02°01'02"E	113.57'

GRAPHIC SCALE
 1" = 30' (IN FEET)
 1" = 20' (IN METERS)

LEGEND

- ⊕ - REMOVAL MARK
- - LIGHT POLE
- ◊ - PALE MOUNTED LIGHT
- ⊞ - SIGN
- ⊞ - HANDICAP PARKING
- ⊞ - HANDICAP RAMP
- ⊞ - ELECTRIC TRANSFORMER
- ⊞ - WATER VALVE
- ⊞ - GAS VALVE
- ⊞ - GAS METER
- ⊞ - CATCH BASIN
- ⊞ - WATER SPOUT
- ⊞ - WATER SPRINKLER
- ⊞ - SANITARY MANHOLE
- ⊞ - ELECTRIC MANHOLE
- ⊞ - FIBER OPTIC MANHOLE
- ⊞ - TELEPHONE MANHOLE
- ⊞ - SEE 5/0" IN PLAN WITH CAP AND/OR BRASS-AND-COPPER
- ⊞ - SET MAG NAIL
- ⊞ - SET CROSS-OUT IN CONCRETE
- ⊞ - FOUND REBAR SIGN

LEGEND - CONT.

- ⊞ - WATER MANHOLE
- ⊞ - TELEPHONE FEEDSIAL
- ⊞ - TRAFFIC SIGNAL
- ⊞ - POWER POLE
- ⊞ - 8" ROOF DRAIN
- ⊞ - UNDERGROUND ELECTRIC
- ⊞ - UNDERGROUND TELEPHONE
- ⊞ - FIBER OPTICS
- ⊞ - GAS MAIN
- ⊞ - SANITARY SEWER
- ⊞ - WATER MAIN
- ⊞ - EXISTING GROUND CONTROL
- ⊞ - EXISTING PAVEMENT ELEVATION
- ⊞ - EXISTING TOP OF CURB ELEVATION
- ⊞ - EXISTING EDGE OF PAVEMENT ELEVATION
- ⊞ - EXISTING GROUND ELEVATION
- ⊞ - NUMBER OF PARKING SPACES
- (S) - RECORDED
- (M) - MEASURED
- (B/C) - BACK OF CURB

ALTA/ACSM LAND TITLE SURVEY

TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), CENTRAL HIGH ASSOCIATES, LLC, ST. JAMES CAPITAL, LLC, LARSEN'S TITLE, A DIVISION OF FULTON NATIONAL TITLE RESPONSE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MANUAL STANDARDS AND REGULATIONS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEPS IN 2011, AND INCLUDES ITEMS 1-69, 74, & 9, 115, 12-14, AND 16-18 OF TABLE A, HEREIN, PERTAINING TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NEPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNRECORDED FURTHER CENTERS THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR WOULD BE IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF FINAL FIELD WORK: MAY 26, 2011
 DATE OF CERTIFICATION: JUNE 2, 2011
 DATE OF RE-CERTIFICATION: DECEMBER 16, 2011

DESIGNER DAWN BR. DAL DATE: 02/27/11	APPROVED BY C.E.C. PROJ. NO. 11-021	DATE: 05/11/11
DRAWN BY DATE: 05/11/11	FILE NAME: E:\P\11-021\11-021.dwg	

811
 Call before you dig

BRADS-RO ENGINEERING & SURVEYING, INC.
 1009 South Ninth St. Goshen, IN 46526
 Phone 874 533-0913 Fax 574 533-0911

STATE OF INDIANA
 SURVEYOR
 STATE OF INDIANA
 No. 11-021
 DATE: 06/02/11
 DRAWN BY: C.E.C.

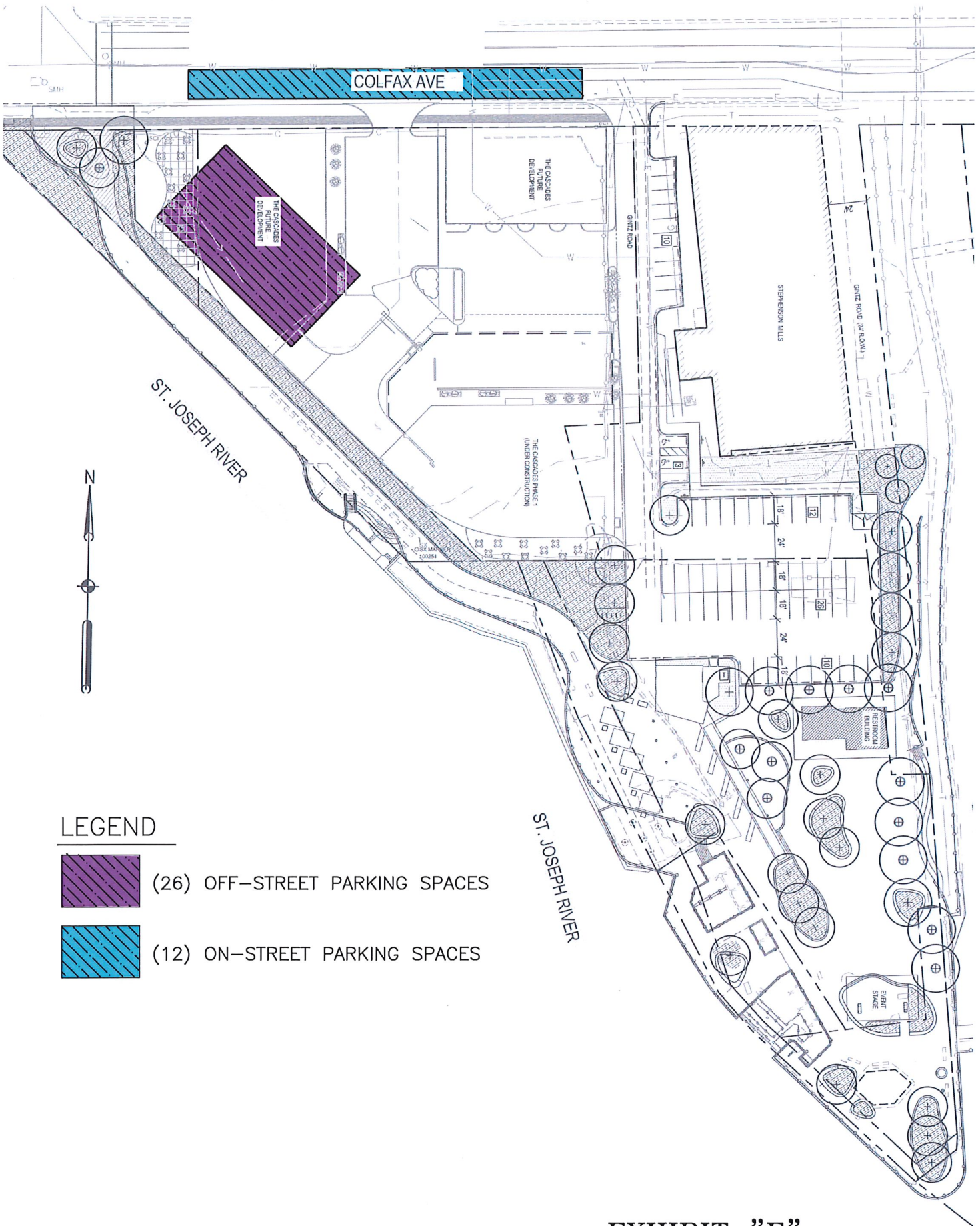
EXHIBIT D-EASEMENT TERMINATION AGREEMENT

(SEE ATTACHED 8 PAGES-STEPHENSON MILLS)

(SEE ATTACHED 9 PAGES-CENTRAL HIGH)

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

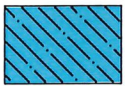
(SEE ATTACHED 1 PAGE)



LEGEND



(26) OFF-STREET PARKING SPACES



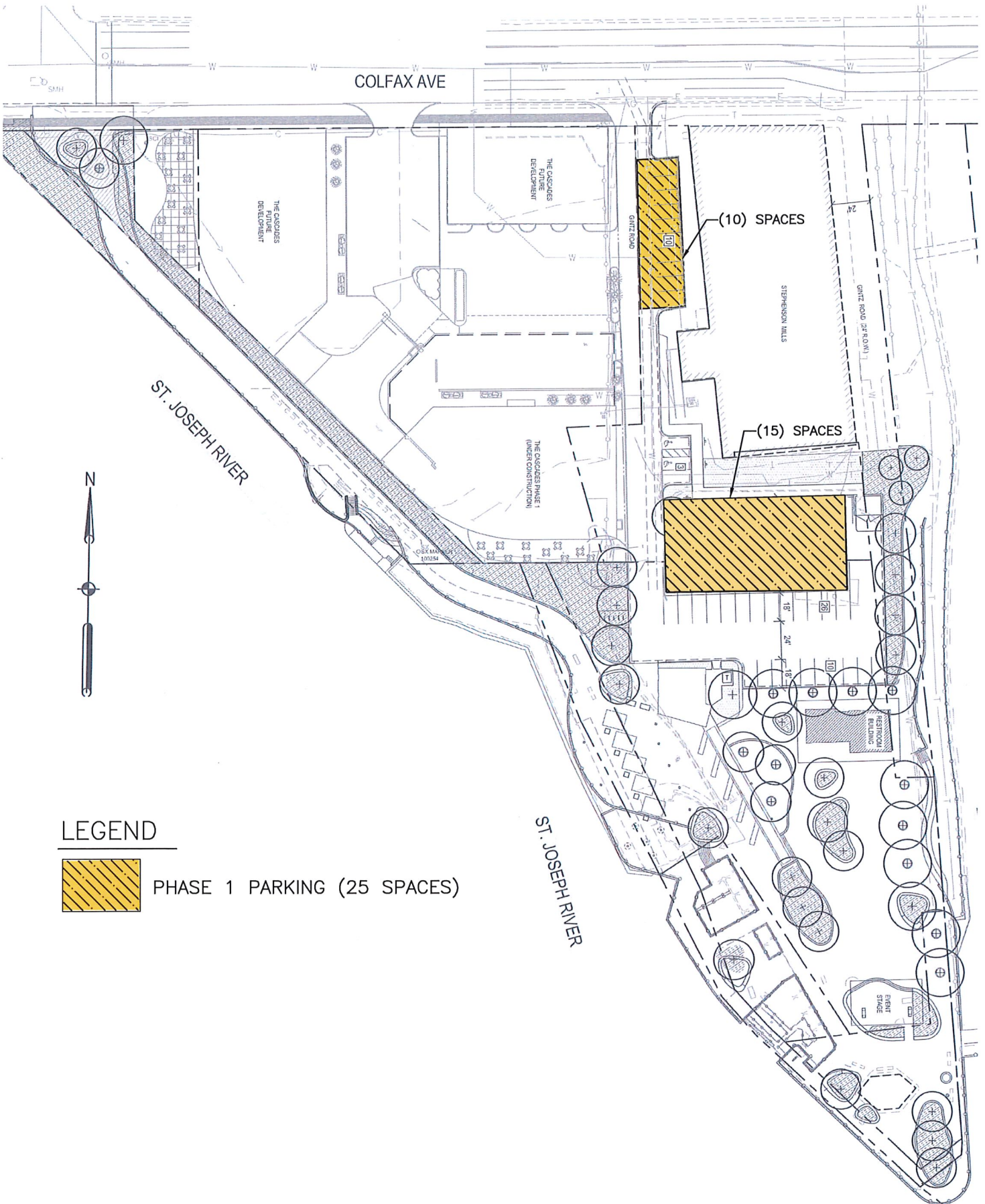
(12) ON-STREET PARKING SPACES

EXHIBIT "E"

NOT TO SCALE

EXHIBIT F-1-LOCATION OF 25 PARKING SPACES

(SEE ATTACHED 1 PAGE)



LEGEND



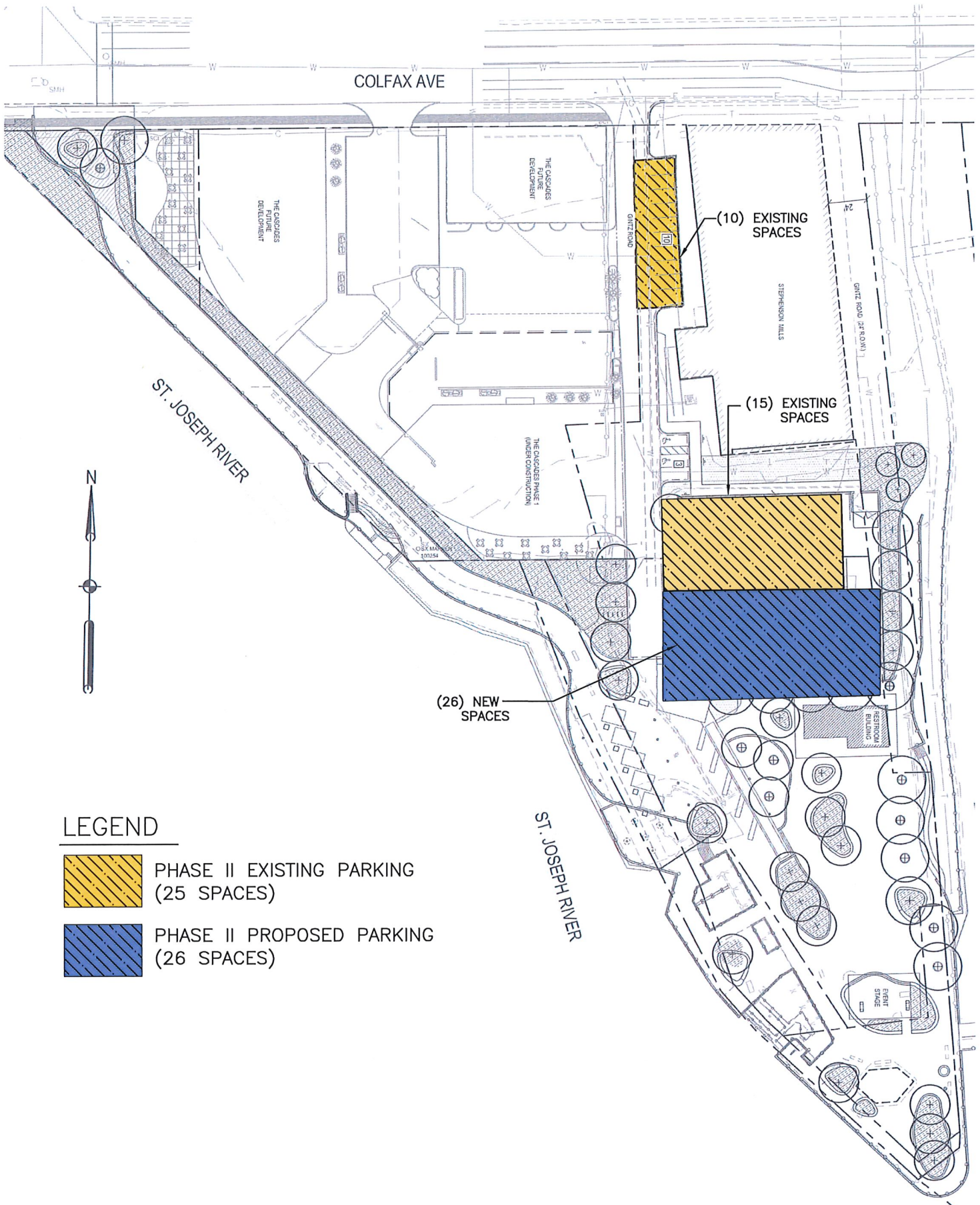
PHASE 1 PARKING (25 SPACES)

EXHIBIT "F-1"

NOT TO SCALE

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

(SEE ATTACHED 2 PAGES)



LEGEND


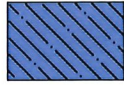
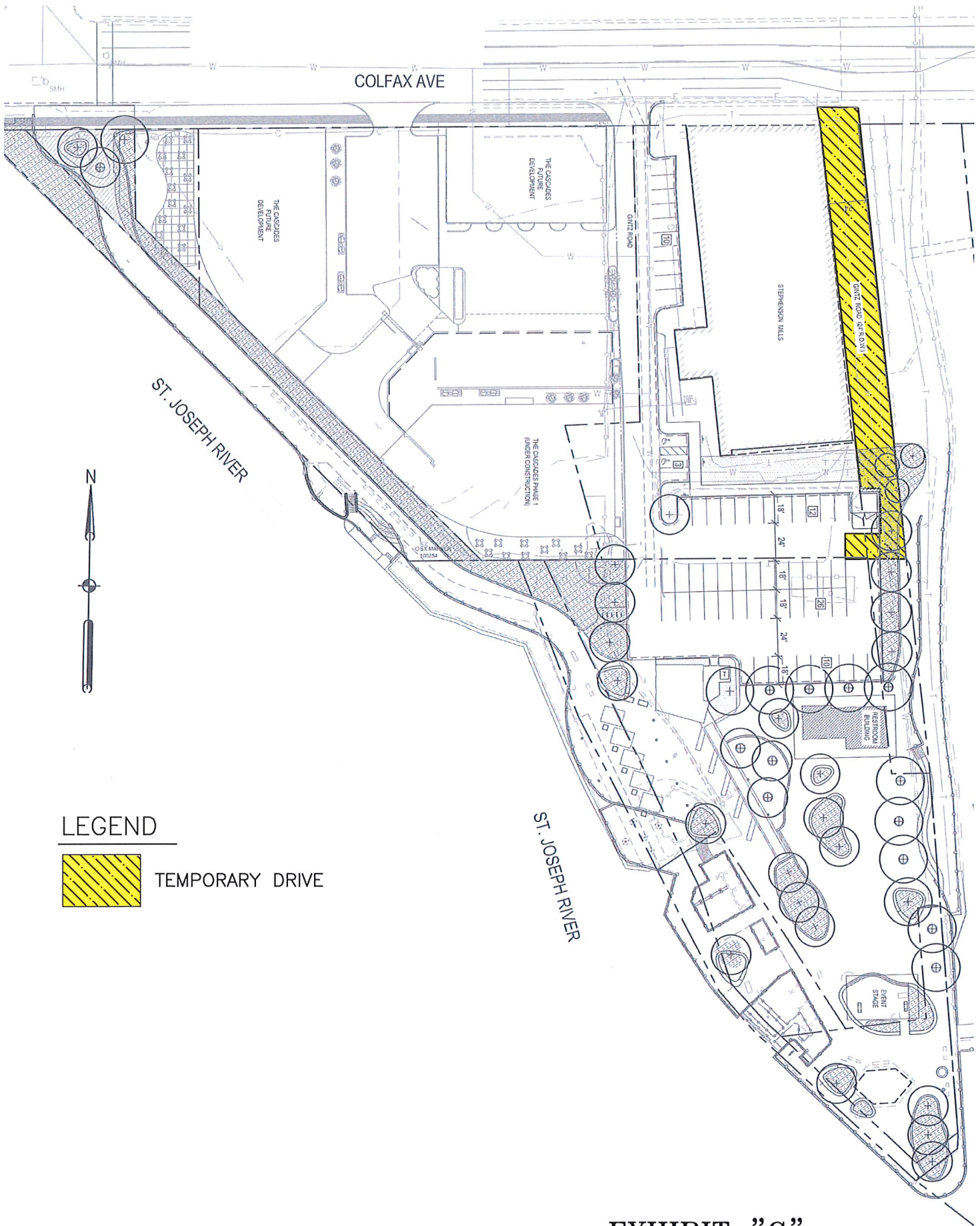
-  PHASE II EXISTING PARKING (25 SPACES)
-  PHASE II PROPOSED PARKING (26 SPACES)

EXHIBIT "F-2"

NOT TO SCALE

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

(SEE ATTACHED 1 PAGE)



LEGEND



TEMPORARY DRIVE

EXHIBIT "G"

NOT TO SCALE

EXHIBIT H-KELLER ENGINEERING INITIAL ASSESSMENT

(SEE ATTACHED 9 PAGES)

KELLER ENGINEERING, INC.

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.



Keller Engineering, Inc.

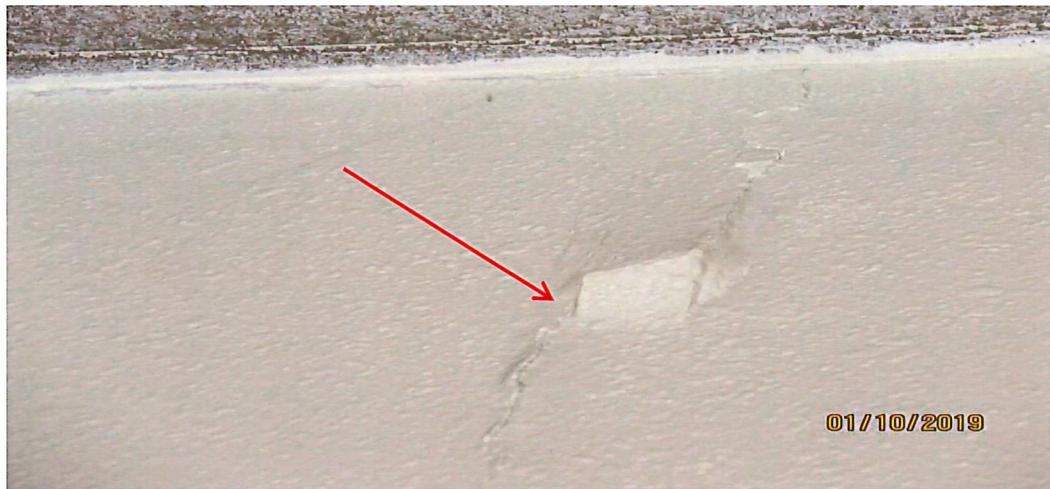
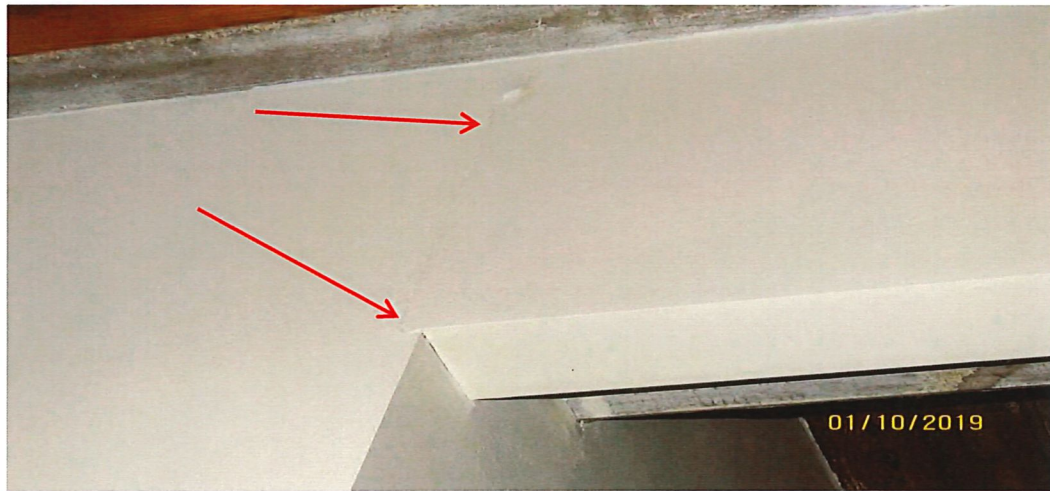
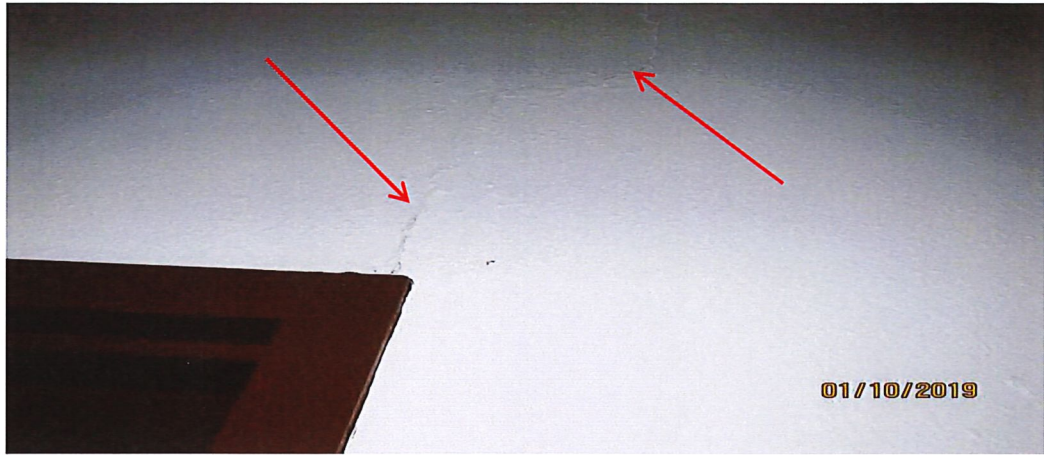
54365 30th Street • South Bend, Indiana 46635 • P: (574) 272-3525 • F: (574) 247-6006
www.KellerEngineeringInc.com

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.



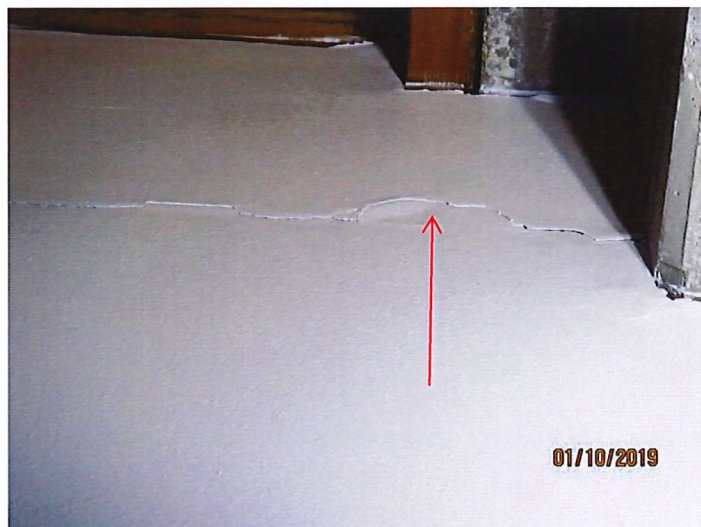


In at least one area, distortion between two panels at a corner could be seen.



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





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.



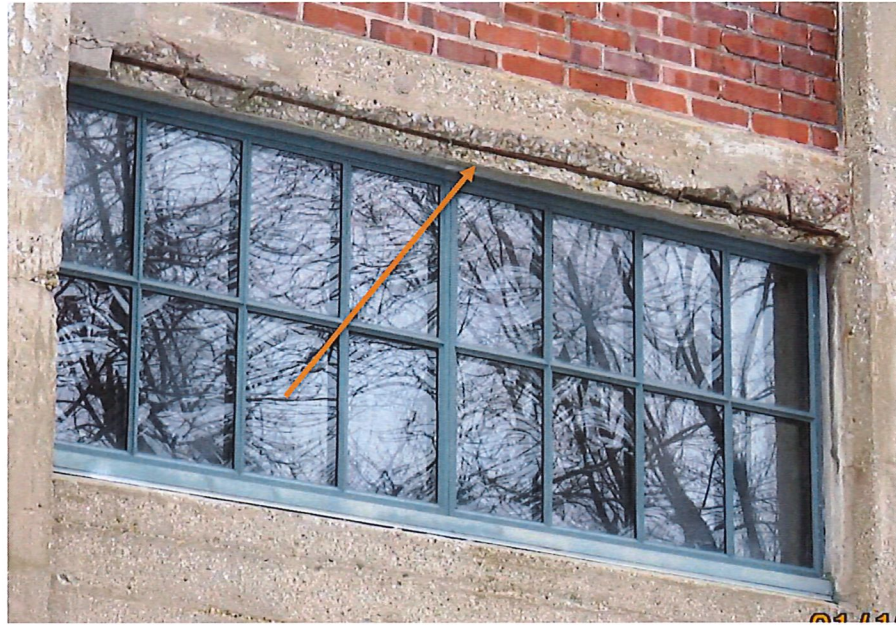
This is the chip at the top of the wall and a column with spalled concrete.



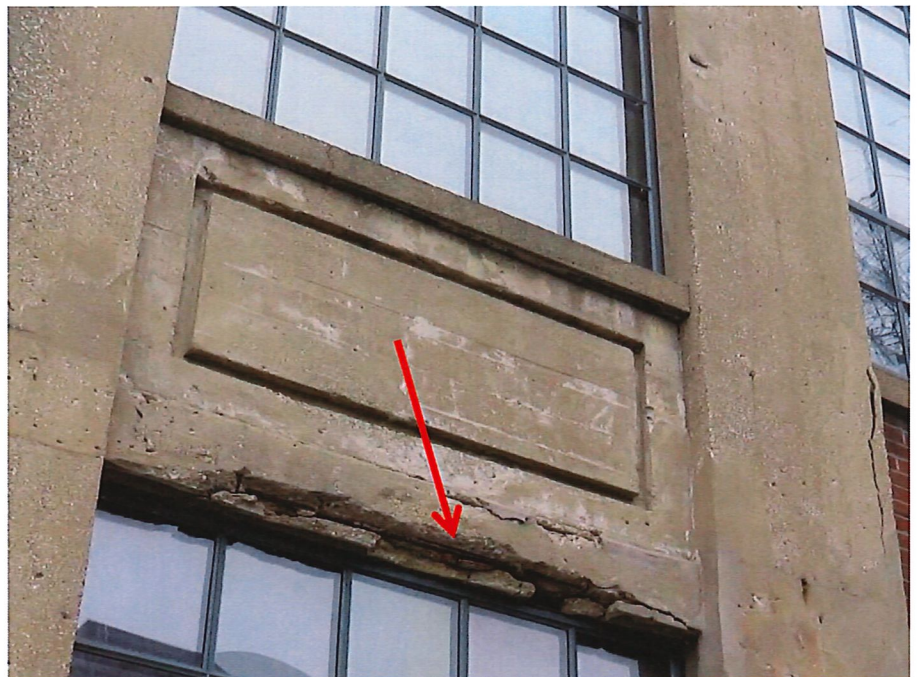
STEVENSON MILL

January 13, 2019
Revised January 30, 2019
Page 8 of 9

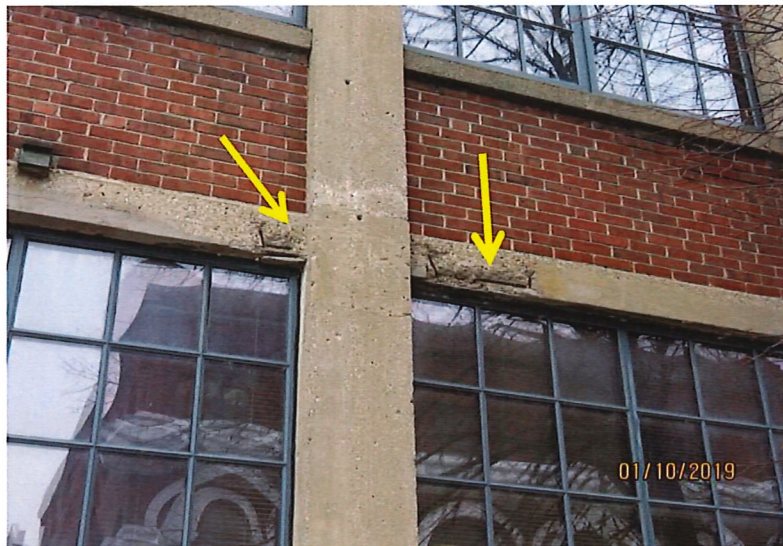
The picture on the right shows the damaged beam above the east door entrance.



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,

A handwritten signature in black ink, appearing to read 'Rick D. Keller'. The signature is written in a cursive style.

Rick D. Keller P.E.

EXHIBIT I-INCOME BASELINE

(SEE ATTACHED 5 PAGES)

Database: VILLAGEGREEN
ENTITY: STM
FREG STEPHENSON MILL ASSOC LLC

12 Month Trailing Income Statement
Village Green

Actual amounts from 07/16 to 3/19

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

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

	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019
growth since July 2016:						20.60%								
annualized:						7.73%								
	48,809	49,087	49,630	51,513	51,389	49,896	50,217	50,538	50,860	51,181	51,502	51,823	52,144	52,466

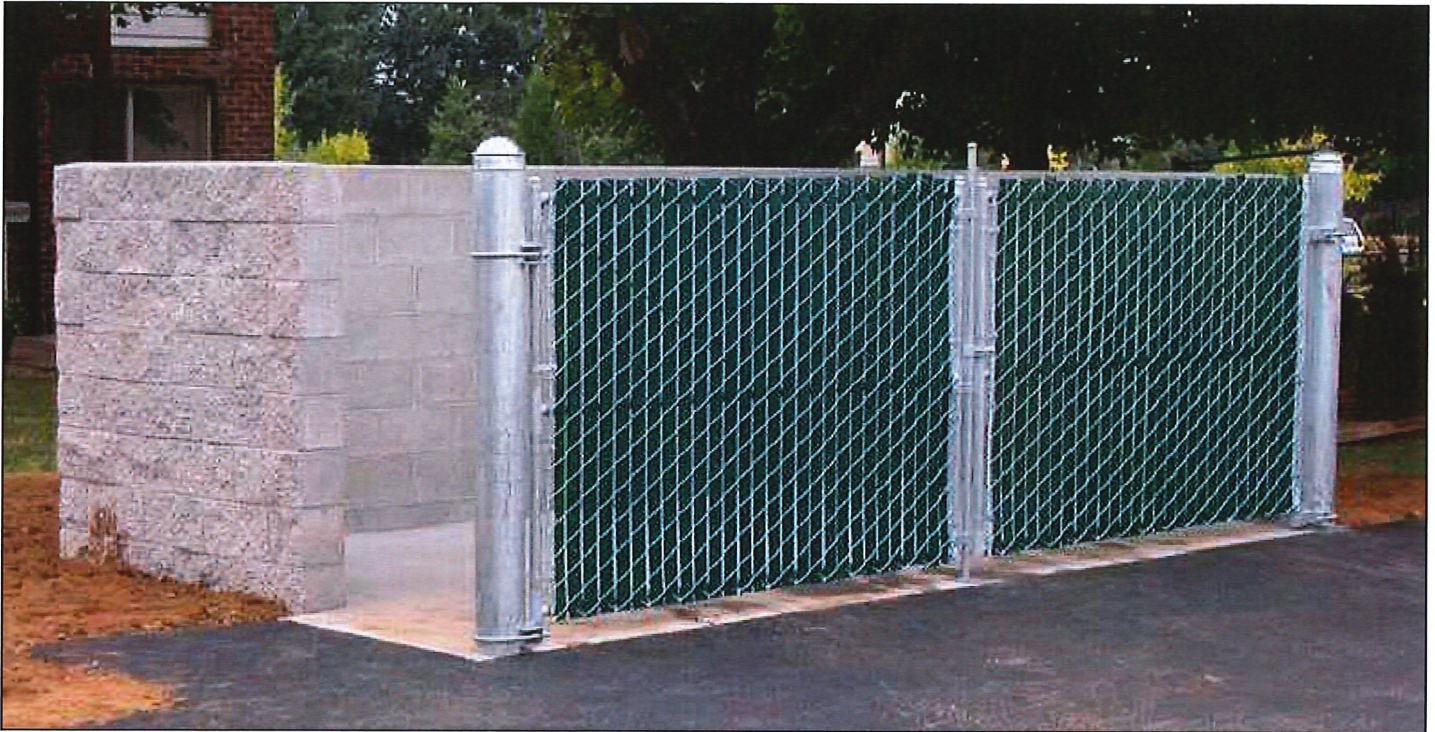
Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021
52,787	53,108	53,429	53,751	54,072	54,393	54,714	55,035	55,357	55,678	55,999	56,320	56,641	56,963

Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021

57,284 57,605 57,926 58,248 58,569

EXHIBIT J-POST-PROJECT TRASH ENCLOSURE REBUILD

(SEE ATTACHED 1 PAGE)



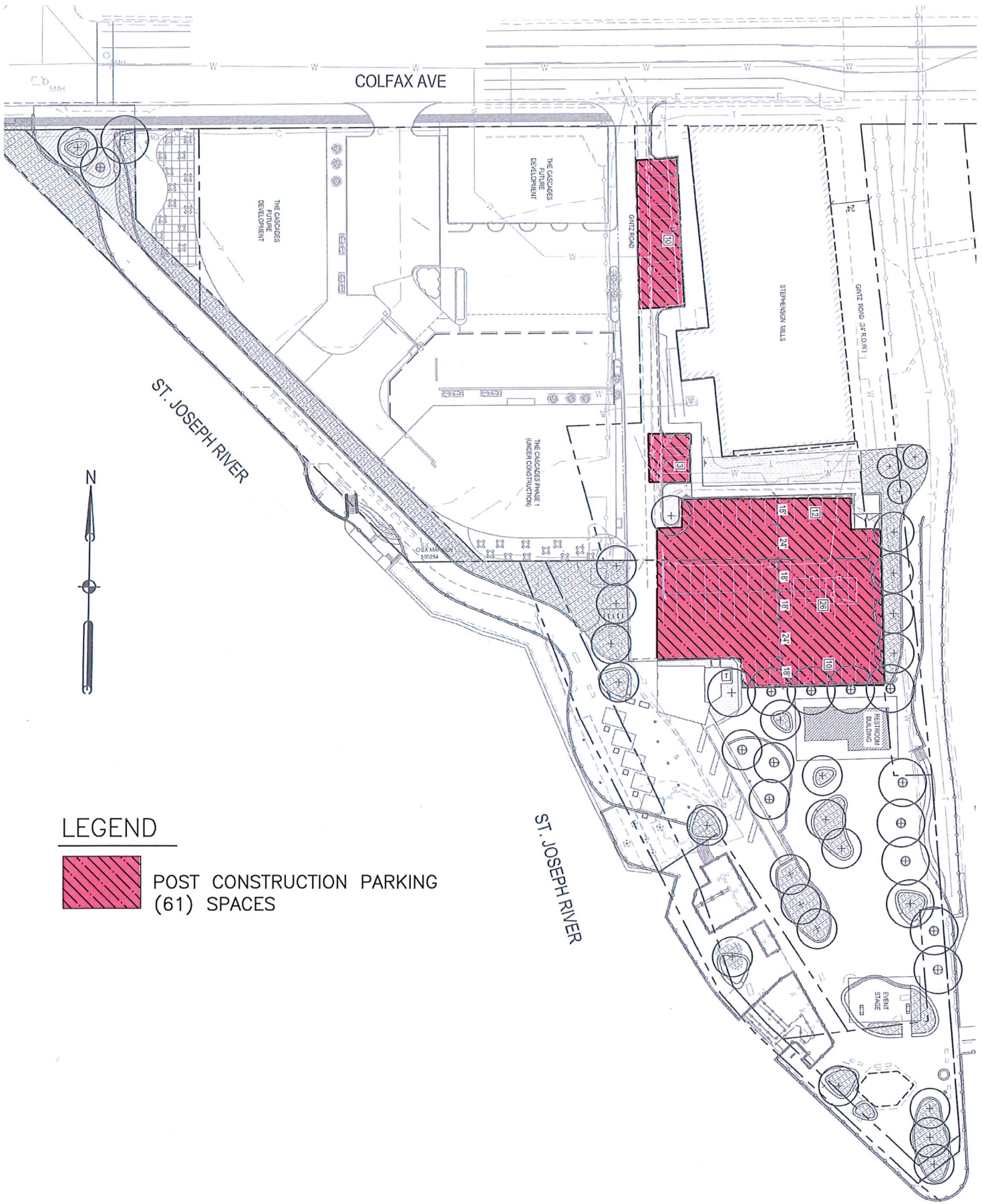
DUMPSTER ENCLOSURE EXAMPLE

*ACTUAL DESIGN, SIZE, AND MATERIALS MAY VARY

EXHIBIT "J"

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

(SEE ATTACHED 1 PAGE)



LEGEND

 POST CONSTRUCTION PARKING (61) SPACES

EXHIBIT "K"

NOT TO SCALE