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2007 032541  
This Instrument Prepared By:

Gilbert King, Jr., Attorney at Law  
700 W. Ridge Road, Gary, IN

**FINAL CERTIFICATE OF COMPLETION**

**WHEREAS**, a certain CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT was executed between the City of Gary, Department of Redevelopment and St. Timothy Community Development Corporation, the Developer of certain real estate designated as Parcel Nos. 72-1 72-3

**WHEREAS**, the Developer has submitted certain construction plans for improvement to be constructed on certain Parcel(s) more particularly described in the plans which were previously approved by the City of Gary, Department of Redevelopment to be in conformity with the Urban Renewal for the Small Farms Urban Renewal Project in the City of Gary:

**WHEREAS**, City of Gary, Department of Redevelopment has previously issued a partial and an Amended Partial Certificate of Completion relative to Building 5, namely 2364-74 Hayes Street, Gary, Indiana which included units 103, 203, and 204 in the Josephine B. Lowery Condominiums, a Horizontal Property Regime, established under Declaration recorded April 1, 2002 as Document No. 2002 030458 as amended by instrument recorded December 31, 2003 as Document No. 2003 136333 and as shown in Plat Book 94 page 94 as Document No. 2003 136332, in the Office of the Recorder of Lake County, Indiana together with an undivided interest in the common areas and limited common areas appertaining thereto.

**WHEREAS**, Developer has now completed construction of certain other dwellings and units therein, relative to Building 5, namely 2364-74 Hayes St., Gary, Indiana, which includes units 101,102, and 104, 201, 202 and relative to Building 4, 2365-75 Garfield St., Gary, Indiana, units 101, 102, 103, 104, 201, 202, 203, 204, in the Josephine B. Lowery Condominiums, a Horizontal Property Regime, established under Declaration recorded April 1, 2002 as Document No. 2002 030458 as amended by instrument recorded December 31, 2003 as Document No. 2003 136333 and as shown in Plat Book 94 page 94 as Document No. 2003 136332, in the Office of the Recorder of Lake County, Indiana together with an undivided interest in the common areas and limited common areas appertaining thereto.

**WHEREAS**, the Developer has requested a certificate of completion for those other units in which construction has been completed.

**NOW THEREFORE**, the City of Gary, Department of Redevelopment has inspected said construction and the aforementioned units and the City of Gary, Department of Redevelopment does certify that the improvements constructed on the following real estate:

SEE EXHIBIT A

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Have been completed in accordance and in compliance with the said Contract, the plans and specifications originally submitted and approved and that said improvements comply with the requirements and provisions of the Urban Renewal Plan for the Small Farms Urban Renewal Project in the City of Gary, Indiana.

City of Gary, Department of Redevelopment

By: Berardine B. Tourant  
President

STATE OF INDIANA     )  
  )  
COUNTY OF LAKE     )

Before me, a Notary Public in and for said County and State on this 18th day of April, 2007 personally appeared and the above named know to be the Executive Secretary, of the City of Gary, Department of Redevelopment, and for and on behalf of the Gary Redevelopment Commission, acknowledged the execution of the foregoing certificate as the free and voluntary act of said parties and as the free and voluntary act of said Commission for uses and purposes therein set forth.

Witness my hand and official seal.

**This Document is the property of the Lake County Recorder!**

Daryl James  
Notary Public

My Commission Expires:

9-28-09

DARYL E. JAMES  
Notary Public Seal  
State of Indiana, Lake County  
My Commission Expires 09/28/09



Exhibit A  
Legal Description of Submitted Real Estate  
[Phase One]

That part of Block 2 in Condit and McGinnity's Sixth Addition to Gary, as recorded in Plat Book 8, page 24, in the Office of the Recorder of Lake County, Indiana, including part of the vacated alley No. 18 West, described as follows: beginning at the Southeast corner of Lot 20 of said Block 2; thence North 90° 00' 00" West, a distance of 268.01 feet to the Southwest corner of Lot 21 of said Block 2; thence North 01° 01' 52" East, along the West line of said Block 2, a distance of 152.50 feet to a point lying 0.64 feet South of the Northwest corner of Lot 25 of said Block 2; thence North 88° 55' 49" E, a distance of 267.98 feet to a point on the East line of Lot 15 of said Block 2, said point lying 5.22 feet North of the Southeast corner of said Lot 15; thence South 01° 01' 30" W along the East line of said Block 2, a distance of 157.50 feet to the point of beginning, containing 0.953 acres, more or less, all in the City of Gary, Lake County, Indiana.



Exhibit B

Unit Designation (Building Number, Unit Number)	Key	Address
4A-1	45-462-9	2365 Garfield St – Unit 101
4B-1	45-462-10	2365 Garfield St – Unit 102
4C-1	45-462-11	2375 Garfield St – Unit 103
4D-1	45-462-12	2375 Garfield St – Unit 104
4A-2	45-462-13	2365 Garfield St – Unit 201
4B-2	45-462-14	2365 Garfield St – Unit 202
4C-2	45-462-15	2375 Garfield St – Unit 203
4D-2	45-462-16	2375 Garfield St – Unit 204
5A-1	45-462-1	2474 Hayes St. – Unit 104
5B-1	45-462-2	2474 Hayes St. – Unit 103
5C-1	45-462-3	2464 Hayes St. – Unit 102
5D-1	45-462-4	2464 Hayes St. – Unit 101
5A-2	45-462-5	2474 Hayes St. – Unit 204
5B-2	45-462-6	2474 Hayes St. – Unit 203
5C-2	45-462-7	2464 Hayes St. – Unit 202
5D-2	45-462-8	2464 Hayes St. – Unit 201

