

Form I.C.-120-BP
Purchase Grant
LIMITED ACCESS
Revised 5-61

INDIANA STATE HIGHWAY COMMISSION
STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

FUND 1
PROJECT No. 65-3
SECTION (17)120

PARCEL No. 39

Sheet 1 of 5 Sheets

This indenture witnesseth that the undersigned, as grantors and sole owners of land in MARION County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is proposed by the State of Indiana to improve, hereby grant, bargain, warrant and convey to the State of Indiana, for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the Indiana State Highway Commission. The description from said plans of said right of way hereby granted is as follows:

PLANS ON SR. NO. I-65 SEC. I PROJ. No. 65-3 SEC. (17)120 DATED 1961
PROV. R/W 5.995
TEMP. R/W 5.341
PERM. R/W 40.538 ACRES, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above designated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/L.S. (indicating property line, Fence Line, Field Division, Lot Line and Centerline of Stream respectively) or other identifying notations, it shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

Above explanation is applicable only if centerline description is used.

STA. TO STA. ON (C/L) "A"

| <u>IO</u> | | <u>LEFT</u> | <u>RIGHT</u> |
|------------------|--------------|-------------|--------------|
| 153 + 86±N PL | 173 + 00 | 100 | |
| 173 + 00 | 176 + 00 | 100 TO 115 | |
| 176 + 00 | 177 + 00 | 115 TO 130 | |
| 177 + 00 | 185 + 00 | 130 TO 260 | |
| 153 + 86±N PL | 168 + 40 | | 100 |
| 168 + 40 | 171 + 00 | | 100 TO 110 |
| 171 + 00 | 175 + 00 | | 110 |
| 175 + 00 | 176 + 00 | | 110 TO 120 |
| 176 + 00 | 179 + 00 | | 120 TO 140 |
| 179 + 00 | 181 + 50 | | 140 TO 155 |
| CENTERLINE "WBL" | | | |
| 48 + 10±E PL | 59 + 70±S PL | PL | |
| 48 + 10±E PL | 49 + 00 | | 110 |
| 49 + 00 | 50 + 00 | | 110 TO 110 |
| 50 + 00 | 51 + 00 | | 110 TO 110 |
| 51 + 00 | 52 + 26± | | 110 TO 179± |
| 52 + 26± | 54 + 30± | | 179± TO 18± |
| 54 + 30± | 56 + 20± | | 18± TO 310± |
| 56 + 20± | 57 + 58± | | 310± TO 240± |
| 57 + 58± | 58 + 50 | | 240± TO 100 |

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS LIMITED ACCESS RIGHT OF WAY.

| CENTERLINE "A" | | | |
|------------------|------------|-------------|-------------|
| 153 + 86±N PL | 160 + 00 | 430 TO 495 | |
| 160 + 00 | 163 + 00 | 495 TO 550 | |
| 163 + 00 | 164 + 50 | 550 | |
| 164 + 50 | 166 + 00 | 550 TO 510 | |
| 166 + 00 | 167 + 00 | 510 TO 475 | |
| 167 + 00 | 168 + 00 | 475 TO 415 | |
| 168 + 00 | 170 + 00 | 415 TO 245 | |
| 170 + 00 | 171 + 00 | 245 TO 190 | |
| 171 + 00 | 172 + 00 | 190 TO 170 | |
| 172 + 00 | 174 + 00 | 170 | |
| 174 + 00 | 175 + 00 | 170 TO 175 | |
| 175 + 00 | 177 + 00 | 175 TO 200 | |
| 177 + 00 | 178 + 50 | 200 TO 255 | |
| 178 + 50 | 182 + 00 | 255 TO 415 | |
| 182 + 00 | 183 + 00 | 415 TO 440 | |
| 183 + 00 | 184 + 00 | 440 TO 450 | |
| 184 + 00 | 185 + 00 | 450 TO 420 | |
| 185 + 00 | 186 + 66± | 420 TO 315± | |
| CENTERLINE "WBL" | | | |
| 58 + 50 | 59 + 70±PL | PL | |
| 57 + 58 | 59 + 00 | | 240± TO 170 |
| 59 + 00 | 59 + 50 | | 170 TO 100 |
| 59 + 50 | 60 + 75 | | 60 TO 60 |
| 60 + 75 | 62 + 00 | | 60 TO 60 |
| 62 + 00 | 64 + 00 | | 60 TO S PL |

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF CHANNEL FILLING AND CHANNEL CHANGE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

| CENTERLINE "A" | | | |
|----------------|----------|-------------|--|
| 163 + 00 | 165 + 00 | 100 TO 190 | |
| 165 + 00 | 166 + 00 | 190 TO 220 | |
| 166 + 00 | 167 + 00 | 220 | |
| 167 + 00 | 168 + 40 | 220 TO 197± | |

DULY ENTERED
FOR TAXATION

JUN 20 1963

John T. Sutton
COUNTY AUDITOR

FAR 2 Bld.
MAR 4 1963
ATD 3/13/63

6/5/63
[Signature]

STA. TO STA. ON (C/L) "LECR"

| | | |
|-------------------|---------------|--------------|
| 172 + 10±L.A. R/W | 172 + 33± | 104± TO 151± |
| 172 + 33± | 172 + 43± | 151± TO 115± |
| 172 + 43± | 175 + 00 | 115± TO 115 |
| 175 + 00 | 177 + 00 | 115 TO 125 |
| 177 + 00 | 180 + 00 | 125 TO 220 |
| 180 + 00 | 184 + 84±S PL | 220 TO 225± |

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF DITCH ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

CENTERLINE "A"

| | | |
|----------|----------|------------|
| 179 + 00 | 180 + 00 | 140 TO 165 |
| 180 + 00 | 181 + 00 | 165 TO 165 |
| 181 + 00 | 181 + 50 | 165 TO 155 |

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF SEWER MANHOLE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

CENTERLINE "WBL"

| | | |
|---------|---------|------------|
| 49 + 00 | 49 + 25 | 130 TO 130 |
| 49 + 25 | 50 + 00 | 130 TO 110 |

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CHANNEL CHANGE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

STA. TO STA. ON (C/L) "LECR"

| | | |
|------------|---------------|--------------|
| 172 + 82 ± | 173 + 26± | 120± TO 173± |
| 173 + 26± | 184 + 84±S PL | 173± TO 128± |

STA. TO STA. ON (C/L) "LECR"

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS PROVISIONAL RIGHT OF WAY FOR CONSTRUCTION AND MAINTAINING CHANNEL CHANGE ON SAID PROJECT. THE GRANTEE (STATE HIGHWAY COMMISSION OF INDIANA) SHALL HAVE THE RIGHT TO ENTER ON THE PROVISIONAL RIGHT OF WAY AT ANY TIME FOR THE PURPOSE OF CLEARING SAID RIGHT OF WAY OF ANY OBSTRUCTIONS IN ORDER TO MAINTAIN PROPER FLOW OF SAID CHANNEL.

| | | |
|-------------------|---------------|-------------|
| 172 + 10±L.A. R/W | 173 + 00 | 104± TO 100 |
| 173 + 00 | 180 + 00 | 100 |
| 180 + 00 | 184 + 84±S PL | 100 TO 110 |
| 172 + 10±L.A. R/W | 174 + 00 | 120± TO 100 |
| 174 + 00 | 180 + 00 | 100 |
| 180 + 00 | 184 + 84±S PL | 100 TO 128± |

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 39 LIMITED ACCESS RIGHT OF WAY.

PART OF THE SOUTHWEST QUARTER OF SECTION 17, AND PART OF THE SOUTHEAST QUARTER OF SECTION 18. COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, ALSO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, FOR THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE EASTERLY 162.1 FEET ALONG THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 1,839.8 FEET; THENCE SOUTH 38 DEGREES 25 MINUTES EAST, 298.9 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES EAST, 95.8 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES EAST, 739.4 FEET; THENCE SOUTH 82 DEGREES 05 MINUTES EAST, 157.8 FEET; THENCE NORTH 77 DEGREES 45 MINUTES EAST, 107.7 FEET; THENCE NORTH 81 DEGREES 45 MINUTES EAST, 107.7 FEET; THENCE NORTHEASTERLY 100.3 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 1,542.4 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 37 MINUTES EAST, AND A LENGTH OF 100.3 FEET TO THE WEST BOUNDARY OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 00 DEGREES 42 MINUTES EAST, 411.0 FEET ALONG SAID BOUNDARY TO THE NORTH BOUNDARY OF WEST 38TH STREET; THENCE SOUTH 88 DEGREES 45 MINUTES WEST, 988.3 FEET ALONG SAID BOUNDARY; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 125.3 FEET; THENCE NORTH 11 DEGREES 06 MINUTES EAST, 151.7 FEET; THENCE NORTH 43 DEGREES 39 MINUTES WEST, 266.4 FEET; THENCE NORTH 36 DEGREES 24 MINUTES WEST, 317.4 FEET; THENCE NORTH 30 DEGREES 00 MINUTES WEST, 102.0 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 400.0 FEET; THENCE NORTH 33 DEGREES 18 MINUTES WEST, 260.2 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 1,522.5 FEET TO THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE EASTERLY 83.5 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 23.955 ACRES, MORE OR LESS.

ALSO:

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS LIMITED ACCESS RIGHT OF WAY.

PARCEL 39 PERMANENT RIGHT OF WAY.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 162.1 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE EASTERLY 405.4 FEET ALONG THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 47 DEGREES 33 MINUTES EAST, 311.3 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES EAST, 305.0 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 150.0 FEET; THENCE SOUTH 20 DEGREES 34 MINUTES EAST, 155.2 FEET; THENCE SOUTH 16 DEGREES 13 MINUTES EAST, 105.9 FEET; THENCE SOUTH 04 DEGREES 32 MINUTES EAST, 116.6 FEET; THENCE SOUTH 04 DEGREES 52 MINUTES WEST, 262.5 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES EAST, 114.1 FEET; THENCE SOUTH 24 DEGREES 11 MINUTES EAST, 102.0 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 200.0 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES EAST, 100.1 FEET; THENCE SOUTH 44 DEGREES 03 MINUTES EAST, 190.7 FEET; THENCE SOUTH 62 DEGREES 46 MINUTES EAST, 145.8 FEET; THENCE SOUTH 75 DEGREES 00 MINUTES EAST, 338.5 FEET; THENCE SOUTH 69 DEGREES 35 MINUTES EAST, 85.1 FEET; THENCE SOUTH 62 DEGREES 04 MINUTES EAST, 81.2 FEET; THENCE SOUTH 37 DEGREES 11 MINUTES EAST, 86.4 FEET; THENCE SOUTH 24 DEGREES 49 MINUTES EAST, 174.6 FEET; THENCE NORTH 82 DEGREES 05 MINUTES WEST, 157.8 FEET; THENCE NORTH 58 DEGREES 43 MINUTES WEST, 739.4 FEET; THENCE NORTH 46 DEGREES 30 MINUTES WEST, 95.8 FEET; THENCE NORTH 38 DEGREES 25 MINUTES WEST, 298.9 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 1,839.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.806 ACRES, MORE OR LESS.

6-5-63
[Handwritten Signature]

FAR
 H.B.W.
 MAR 4 1963
 A.T.W. 3/13/63

ALSO:

PARCEL 39 PERMANENT RIGHT OF WAY -1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,072.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 94.25 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 89 DEGREES 36 MINUTES EAST, 150.0 FEET; THENCE NORTH 86 DEGREES 15 MINUTES EAST, 119.7 FEET; THENCE NORTH 81 DEGREES 15 MINUTES EAST, 119.7 FEET; THENCE NORTH 11 DEGREES 15 MINUTES WEST, 40.0 FEET; THENCE NORTH 20 DEGREES 39 MINUTES EAST, 83.4 FEET; THENCE NORTH 44 DEGREES 25 MINUTES EAST, 129.1 FEET; THENCE SOUTH 11 DEGREES 06 MINUTES WEST, 151.7 FEET; THENCE SOUTH 15 DEGREES 15 MINUTES EAST, 125.3 FEET TO THE NORTH BOUNDARY OF WEST 38TH STREET; HENCE ALONG SAID BOUNDARY AS FOLLOWS: THENCE SOUTH 88 DEGREES 45 MINUTES WEST, 252.6 FEET; THENCE NORTH 82 DEGREES 44 MINUTES WEST, 303.4 FEET; HENCE LEAVING SAID BOUNDARY BY THE FOLLOWING COURSE: THENCE NORTH 89 DEGREES 36 MINUTES EAST, 50.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.777 ACRES, MORE OR LESS.

ALSO:

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF CHANNEL FILLING AND CHANNEL CHANGE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

PARCEL 39 T TEMPORARY RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 722.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 75.0 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 15 DEGREES 59 MINUTES WEST, 439.6 FEET; THENCE NORTH 03 DEGREES 02 MINUTES EAST, 342.6 FEET; THENCE NORTH 04 DEGREES 29 MINUTES EAST, 229.0 FEET; THENCE NORTH 17 DEGREES 14 MINUTES EAST, 282.0 FEET; THENCE NORTH 45 DEGREES 14 MINUTES WEST, 177.6 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 100.0 FEET; THENCE NORTH 18 DEGREES 48 MINUTES WEST, 104.4 FEET; THENCE NORTH 11 DEGREES 16 MINUTES WEST, 219.3 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 540.0 FEET; THENCE SOUTH 23 DEGREES 38 MINUTES WEST, 149.7 FEET; THENCE SOUTHWESTERLY 629.2 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 918.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 03 DEGREES 22 MINUTES WEST, AND A LENGTH OF 616.9 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES EAST, 139.3 FEET; THENCE SOUTH 14 DEGREES 54 MINUTES EAST, 448.9 FEET TO THE SOUTH PROPERTY LINE OF THE GRANTOR'S LANDS, ALSO BEING THE NORTH BOUNDARY OF WEST 38TH STREET; THENCE SOUTH 78 DEGREES 26 MINUTES WEST, 111.8 FEET ALONG SAID PROPERTY LINE AND BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 2.939 ACRES, MORE OR LESS.

ALSO:

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF DITCH ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

PARCEL 39 T TEMPORARY RIGHT OF WAY -1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,889.02 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 312.7 FEET; THENCE WEST 317.7 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 59 DEGREES 58 MINUTES WEST, 54.4 FEET; THENCE NORTH 47 DEGREES 30 MINUTES WEST, 107.2 FEET; THENCE NORTH 31 DEGREES 49 MINUTES WEST, 109.5 FEET; THENCE SOUTH 43 DEGREES 39 MINUTES EAST, 266.4 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.083 ACRES, MORE OR LESS.

ALSO:

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CONSTRUCTION OF SEWER MANHOLE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

PARCEL 39 T TEMPORARY RIGHT OF WAY -2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,889.02 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 451.4 FEET; THENCE EAST 462.1 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 67 DEGREES 26 MINUTES EAST, 83.7 FEET; THENCE NORTH 83 DEGREES 15 MINUTES EAST, 27.3 FEET; THENCE SOUTH 06 DEGREES 15 MINUTES EAST, 20.0 FEET; THENCE SOUTH 81 DEGREES 45 MINUTES WEST, 107.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.032 ACRES, MORE OR LESS.

ALSO:

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CHANNEL CHANGE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

PARCEL 39 T TEMPORARY RIGHT OF WAY -3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,072.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 94.25 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 18 DEGREES 36 MINUTES WEST, 512.0 FEET; THENCE NORTH 16 DEGREES 15 MINUTES WEST, 139.3 FEET; THENCE NORTHERLY 404.4 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 718.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 00 DEGREES 08 MINUTES WEST, AND A LENGTH OF 399.1 FEET; THENCE NORTH 30 DEGREES 48 MINUTES EAST, 93.7 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 70.0 FEET; THENCE SOUTH 06 DEGREES 17 MINUTES EAST, 1,047.9 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.287 ACRES, MORE OR LESS.

ALSO:

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS PROVISIONAL RIGHT OF WAY FOR CONSTRUCTION AND MAINTAINING CHANNEL CHANGE ON SAID PROJECT. THE GRANTEE (INDIANA STATE HIGHWAY COMMISSION) SHALL HAVE THE RIGHT TO ENTER ON THE PROVISIONAL RIGHT OF WAY AT ANY TIME FOR THE PURPOSE OF CLEARING SAID RIGHT OF WAY OF ANY OBSTRUCTIONS IN ORDER TO MAINTAIN PROPER FLOW OF SAID CHANNEL.

THE STATE OF INDIANA FURTHER AGREES THAT ANY MATERIALS RESULTING FROM THE STATE'S FUTURE MAINTENANCE OF LITTLE EAGLE CREEK WITHIN THE PROVISIONAL RIGHT OF WAY DESIGNATED AND DESCRIBED BELOW AS PARCEL 39-P PROVISIONAL RIGHT OF WAY CONTAINING 5.995 ACRES, MORE OR LESS, SHALL BE COMPLETELY REMOVED FROM SAID PARCEL AND UNDER NO CIRCUMSTANCES SHALL SAID WASTE MATERIALS BE DEPOSITED WITHIN THE LIMITS OF SAID PARCEL.

FAR

APR 4 1963
MAR 4 1963
APR 3/13/63

[Handwritten Signature]
6-5-63

708

ALSO:

PARCEL 39 P PROVISIONAL RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,072.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 94.25 FEET AT RIGHT ANGLES TO SAID SOUTH LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE SOUTH 89 DEGREES 36 MINUTES WEST, 50.0 FEET TO THE NORTH BOUNDARY OF WEST 38TH STREET; THENCE SOUTH 88 DEGREES 45 MINUTES WEST, 190.0 FEET ALONG SAID BOUNDARY; THENCE NORTH 14 DEGREES 54 MINUTES WEST, 448.9 FEET; THENCE NORTH 16 DEGREES 15 MINUTES WEST, 139.3 FEET; THENCE NORTHEASTERLY 629.2 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 918.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 03 DEGREES 22 MINUTES EAST, AND A LENGTH OF 616.9 FEET; THENCE NORTH 23 DEGREES 38 MINUTES EAST, 149.7 FEET; THENCE SOUTH 33 DEGREES 18 MINUTES EAST, 260.2 FEET; THENCE SOUTH 30 DEGREES 48 MINUTES WEST, 93.7 FEET; THENCE SOUTHERLY 404.4 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 718.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00 DEGREES 08 MINUTES EAST, AND A LENGTH OF 399.1 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES EAST, 139.3 FEET; THENCE SOUTH 18 DEGREES 36 MINUTES EAST, 512.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.995 ACRES, MORE OR LESS.

IT IS HEREBY UNDERSTOOD AND AGREED BY BOTH PARTIES HERETO THAT THE PLAT ENTITLED "RIGHT OF WAY PLAT SHOWING LAND REQUIRED FROM ALLEN W. AND EDITH W. CLOWES" AND MARKED EXHIBIT "A" ATTACHED HERETO, AND BY REFERENCE MADE A PART THEREOF, IS A TRUE AND CORRECT EXHIBIT OUTLINING THE AREAS DESCRIBED HEREIN.

FAR

APW
MAR - 1 1963
APW 3/13/63

APW
APW 6-5-63

PARCEL NO. 39 PROJECT NO. 1-65-3(17)120 SHEET 5 of 5 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within no days from the date first payment is received, and \$ None will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Two Hundred Seventy-Five Thousand-----Dollars (\$ 275,000.00), which sum shall be paid or held in escrow as specified to the order of Allen W. Clowes (agent) &

Fletcher Avenue Savings & Loan Association
3744 Spring Hollow Road
Indianapolis, Indiana
(Give address of Payee)

The right of way hereby conveyed may be used, subject to the discretion of the grantee, for the establishment, construction, control and maintenance of a limited access facility as defined in the act of 1945 (Acts 1945, ch. 245, page 1113) and is subject to such regulations as therein provided and to such subsequent regulations or use as may be made, adopted or provided under or by law governing such facilities or highways in general.

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highways.

Any and all timber, shrubbery, fences, buildings and all other physical improvements on the above granted right of way, not specifically reserved by special provision stated above, shall become the property of the State of Indiana.

When, by special provisions as stated above, any trees and/or shrubs are to be left standing on said right of way, it is mutually agreed and understood by grantor and grantee, that such special provision is only for such period as the excepted trees and/or shrubs shall not constitute an obstruction to future construction or hazard to power lines or traffic as shall be determined from time to time by the Indiana State Highway Commission through its authorized representatives.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are binding.

It is also mutually agreed by grantor and grantee that this is a permanent easement unless otherwise specified for Highway purposes and shall be binding until specifically vacated by resolution by the Indiana State Highway Commission.

The undersigned GRANTOR'S being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.

Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.

Mortgagee: FLETCHER AVENUE SAVINGS AND LOAN ASSOCIATION.

This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements \$150,000.00 ; Damages \$125,000.00 ; Total consideration \$275,000.00

| | | | |
|---------------------------------------|-----------|---------------------------------------|-----------|
| <i>Allen W. Clowes</i> | (Grantor) | <i>Frederick B. Cline</i> | (Grantor) |
| Allen W. Clowes-Unmarried-Adult | (Grantor) | Frederick B. Cline (Husband-Adult) | (Grantor) |
| <i>Edith W. Clowes</i> | (Grantor) | <i>Florence T. Cline</i> | (Grantor) |
| Edith W. Clowes-Widow-Adult | (Grantor) | Florence T. Cline (Wife-Adult) | (Grantor) |
| | (Grantor) | <i>James C. Esterline</i> | (Grantor) |
| <i>Edith W. Clowes</i> | (Grantor) | James C. Esterline (Husband-Adult) | (Grantor) |
| Edith W. Clowes | (Grantor) | <i>Dorothy Louise Esterline</i> | (Grantor) |
| American Fletcher Trust Co. | (Grantor) | Dorothy Louise Esterline (Wife-Adult) | (Grantor) |
| (Executors) | (Grantor) | | (Grantor) |
| For estate of <i>C. H. A. Clowes</i> | (Grantor) | | (Grantor) |
| <i>By My Willed Trust Officer</i> | (Grantor) | | (Grantor) |
| Vice President & Senior Trust Officer | (Grantor) | | (Grantor) |
| | (Grantor) | | (Grantor) |
| | (Grantor) | | (Grantor) |
| | (Grantor) | | (Grantor) |

Dated January 28, 1963

This instrument prepared and checked with project plans for Division of Right of Way.
BY *C. Hedgosi 1/14/62*
A. Beckwith 3-4-63

AMOUNT APPROVED *6-7-63*
BY *Charles Shultz*

THE ABOVE GRANT IS HEREBY ACCEPTED.
STATE OF INDIANA
BY *David Cohen*

DESCRIPTION & FORM OK'D *6-5-63*
BY *A. B. Shirschy*

PAID BY *A140075 (Fletcher Ave. Co.)*
WARRANT NO. *A140074*
DATED *June 12, 1963*

Title
Indiana State Highway Commission
DATE *June 7, 1963*

State of Indiana, County of Marion ss: Edith W. Clowes, Edith W. Clowes and Fredrick B. Cline and Florence T. Cline, husband and wife
Personally appeared before me Edith W. Clowes, Edith W. Clowes and Fredrick B. Cline and Florence T. Cline, husband and wife
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 28th day of January, 1963.

Witness my hand and official seal.

My Commission expires Oct. 24, 1963.

Paul N. Rowe
(Paul N. Rowe) Notary Public.

State of Indiana, County of Marion ss: Edith W. Clowes, Co-Executrix of the Estate of G.H.A. Clowes, and as such Co-Executrix
Personally appeared before me Edith W. Clowes, Co-Executrix of the Estate of G.H.A. Clowes, and as such Co-Executrix
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 28th day of January, 1963.

Witness my hand and official seal.

My Commission expires Oct. 24, 1963.

Paul N. Rowe
(Paul N. Rowe) Notary Public.

State of Indiana, County of Marion ss: Meredith Nicholson III, Vice President and Senior Trust Officer of American Fletcher National Bank and Trust Company, Co-Executor of Estate of G.H.A. Clowes
Personally appeared before me Meredith Nicholson III, Vice President and Senior Trust Officer of American Fletcher National Bank and Trust Company, Co-Executor of Estate of G.H.A. Clowes
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 28th day of January, 1963.

Witness my hand and official seal.

My Commission expires Oct. 24, 1963.

Paul N. Rowe
(Paul N. Rowe) Notary Public.

State of Indiana, County of _____ ss: _____
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____.

(_____) Notary Public.

State of Indiana, County of _____ ss: _____
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____.

(_____) Notary Public.

State of Indiana, County of _____ ss: _____
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19____.

Witness my hand and official seal.

My Commission expires _____.

(_____) Notary Public.

State of Michigan ss: _____
County of Emmet
Personally appeared before me James C. Esterline and Dorothy Louise Esterline, husband and wife
above named and duly acknowledged the execution of the above release the 20 day of February, 1963.

Witness my hand and official seal.

My Commission expires _____.

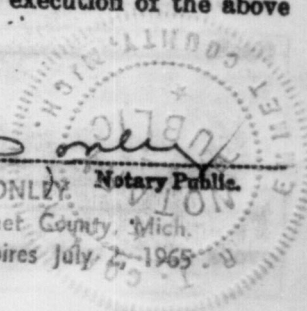
R. T. Conley
(R. T. Conley) Notary Public.

My Commission expires _____
DULY ENTERED FOR TAXATION

John T. Sutton
COUNTY AUDITOR

RECORDED AT _____ JUN 20 1963

JUN 20 1963



and recorded in
Record Book Page 100
RECORDED IN MARION COUNTY
JUN 20 1963

36331
Notary Public.

INDIANA STATE HIGHWAY COMMISSION
Division of Land Acquisition
ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

June 13, 1963

To Allen W. Clowes, Agent
3744 Spring Hollow Road
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 140075 6/12/1963
in settlement of the following vouchers:

| DESCRIPTION | AMOUNT | |
|--|---------------------|--|
| Purchase of Right of Way - Limited Access, Permanent, Temporary, and Provisional <i>For the purchase of Right of Way on State Road</i> No. I-65 in Marion County I Project 65-3 Section (17) as per Grant dated January 28, 1963 Parcel No. 39 | \$242,200.00 328 | |

PLEASE RECEIPT AND RETURN

Received Payment: Allen W. Clowes, Agent
Date: 6-13-63

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

June 13, 1963

To Fletcher Ave. Savings & Loan Assoc.
150 East Market Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 140074 6/12 19 63
in settlement of the following vouchers:

| DESCRIPTION | AMOUNT |
|---|-------------|
| Purchase of Right of Way - Limited Access, Permanent, Temporary, and Provisional For the purchase of Right of Way on State Road No. I-65 in Marion County I Project 65-3 Section (17) as per Grant dated January 28, 1963 Parcel No. 39 | \$32,800.00 |

PLEASE RECEIPT AND RETURN

Fletcher Avenue Saving and Loan Association

Received Payment: By Louis J. Yee

Date June 13, 1963 Vice - President

STATE OF INDIANA }
COUNTY OF MARION } SS:

IN THE MARION SUPERIOR COURT

Room No. 1

STATE OF INDIANA

Plaintiff

-vs-

EDITH W. CLOWES
ALLEN W. CLOWES
JAMES C. ESTERLINE and
DOROTHY LOUISE ESTERLINE (H&W),
FLETCHER AVE. SAVINGS & LOAN
ASS'N. (Mortgagee),
FREDERICK B. CLINE
and FLORENCE T. CLINE (H&W),
(Contract Purchaser)

Defendants

CAUSE NO. S62-8086

0002-39

FILED

S1 JUN 25 1963

Edwin K. Steers

DISMISSAL

Comes now the State of Indiana by Attorney General,
Edwin K. Steers, and his Deputy, Jerry W. Newman, and
dismisses the above and foregoing cause of action without
prejudice.

EDWIN K. STEERS
ATTORNEY GENERAL

Jerry W. Newman
Jerry W. Newman
Deputy Attorney General

*Forced
Purchased*

STATE OF INDIANA
COUNTY OF MARION

SS:

IN THE MARION SUPERIOR # I COURT
OF MARION COUNTY, INDIANA
Term 19

STATE OF INDIANA,

Plaintiff

versus

EDITH W. CLOWES
ALLEN W. CLOWES
JAMES C. ESTERLINE
DOROTHY LOUISE ESTERLINE (H&W)
FLETCHER AVE. SAVINGS & LOAN ASS'N. (Mortgagee)
FREDERICK B. CLINE
FLORENCE T. CLINE (H&W) (Contract purchaser)

Defendants.

FILED

CAUSE NO. 362-8086

DEC 10 1962

0007-39

COMPLAINT FOR APPROPRIATION
OF REAL ESTATE

Edwin M. Clure
CLERK

4 summonses

*2nd of Jan.
10 AM*

NUMBER

The plaintiff, State of Indiana, complains of the above-named defendants, and says: That the plaintiff, acting through its legally organized and constituted Commission, known and designated as the Indiana State Highway Commission, is now engaged in the improvement of a certain public highway in Marion County, Indiana, said highway being known as State Road No. I-65, Project I-65-3 (17) 120, said highway being one of and a part of the State Highway System of the State of Indiana and the same is to be improved and maintained by said Highway Commission as a part of the said State Highway System. That, under the plans of said Commission, now on file in its office, said highway is to be constructed, used and maintained by plaintiff, through said Commission, as a limited access facility as defined and authorized under the Act of the General Assembly of Indiana of 1945, Chapter 245, and subject to such regulations as therein provided as to access or use or to such subsequent regulations or use as may be made, adopted or provided by law governing such highways or highways in general.

That the defendants EDITH W. CLOWES et al.,

are the owners of certain real estate in said county in which is included the right of way easement hereby sought to be appropriated and condemned. Defendants said real estate is described as follows:

The Southwest quarter of Section 17, Township 16 North, Range 3 East, of the Second Principal Meridian in Marion County, Indiana, except the following part thereof, to wit: Beginning in the South line of said section at a point distant 2687 feet, measured along the South line of said Section, Westwardly from the South East corner of said Section, and thence running North 1 minute West, along and with the East line of said South West quarter Section aforesaid, 2658.9 feet to the North line of said Southwest quarter Section, thence South 89 degrees, 49 minutes West, along and with said North line of said quarter Section, 96.9 feet to a point; thence South 6, minutes West, 2659.4 feet to a point in the South line of said quarter Section; thence North, 89 degrees and 29 minutes East, along and with the South line of said Section, 102 feet to the place of beginning, said exception containing 6.07 acres, more or less, and containing, exclusive of said exception, 153 acres, more or less.

Also except part of said Southwest quarter of Section 17 consisting of a parallelogram of ground located at the Northeast corner of the intersection of U. S. Road No. 52 and West 38th Street, Indianapolis having for its West boundary 150 feet on the East line of said U. S. Road No. 52 and for its South boundary 200 feet on the North line of said West 38th Street.

Part of the East Half of the Southeast quarter of Section 18, in Township 16 North, of Range 3 East of the Second Principal Meridian, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said quarter Section and running West with the North line thereof 1332 feet to the Northwest corner of the East Half of said quarter Section; thence South with West line of said Half quarter 798 feet to the Center of the Lafayette Gravel Road; thence with the Center of said Road, South 38 1/4 degrees East 2171 feet to the East line of said quarter Section; thence North 2515 feet to the beginning, containing 50.65 acres, more or less.

Except, however, that part of above described real estate conveyed to Ethel Tomlinson, in Town Lot Record 958, page 66.

Plaintiff is informed and verily believes that the defendants, Fletcher Avenue Savings & Loan Association, (Mortgagee), Frederick B. Cline and Florence T. Cline (H&W) (Contract purchasers) claims and asserts an interest in and to the real estate described in Paragraph 2.

Plaintiff alleges that ownership of the fee in and to the real estate is set forth in Rhetorical Paragraph 2 and said defendants last above mentioned is made a party hereto, to answer as to any right, title or interest it may have in and to the real estate set forth in said Rhetorical Paragraph 2.

PROJECT 1-65-3(7)120 PARCEL 39

PARCEL 39 LIMITED ACCESS RIGHT OF WAY.

PART OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, ALSO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE EASTERLY 162.1 FEET ALONG THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 1,839.8 FEET; THENCE SOUTH 38 DEGREES 25 MINUTES EAST, 298.9 FEET; THENCE SOUTH 46 DEGREES 30 MINUTES EAST, 95.8 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES EAST, 739.4 FEET; THENCE SOUTH 82 DEGREES 05 MINUTES EAST, 157.8 FEET; THENCE NORTH 77 DEGREES 45 MINUTES EAST, 107.7 FEET; THENCE NORTH 81 DEGREES 45 MINUTES EAST, 107.7 FEET; THENCE NORTHEASTERLY 100.3 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 1,542.4 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 37 MINUTES EAST, AND A LENGTH OF 100.3 FEET TO THE WEST BOUNDARY OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY; THENCE SOUTH 00 DEGREES 42 MINUTES EAST, 411.0 FEET ALONG SAID BOUNDARY TO THE NORTH BOUNDARY OF WEST 38TH STREET; THENCE SOUTH 88 DEGREES 48 MINUTES WEST, 988.2 FEET ALONG SAID BOUNDARY; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 125.5 FEET; THENCE NORTH 11 DEGREES 06 MINUTES EAST, 151.7 FEET; THENCE NORTH 43 DEGREES 39 MINUTES WEST, 266.4 FEET; THENCE NORTH 36 DEGREES 24 MINUTES WEST, 317.4 FEET; THENCE NORTH 30 DEGREES 00 MINUTES WEST, 102.0 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 400.0 FEET; THENCE NORTH 33 DEGREES 18 MINUTES WEST, 260.2 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 1,522.5 FEET TO THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE EASTERLY 83.5 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 24.009 ACRES, MORE OR LESS.

ALSO:

PARCEL 39 PERMANENT RIGHT OF WAY.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 162.1 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE EASTERLY 405.3 FEET ALONG THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 47 DEGREES 33 MINUTES EAST, 311.2 FEET; THENCE SOUTH 45 DEGREES 53 MINUTES EAST, 305.0 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 150.0 FEET; THENCE SOUTH 20 DEGREES 34 MINUTES EAST, 155.2 FEET; THENCE SOUTH 16 DEGREES 13 MINUTES EAST, 105.9 FEET; THENCE SOUTH 04 DEGREES 32 MINUTES EAST, 110.0 FEET; THENCE SOUTH 04 DEGREES 52 MINUTES WEST, 262.5 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES EAST, 114.1 FEET; THENCE SOUTH 24 DEGREES 11 MINUTES EAST, 102.0 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 200.0 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES EAST, 100.1 FEET; THENCE SOUTH 44 DEGREES 03 MINUTES EAST, 190.7 FEET; THENCE SOUTH 62 DEGREES 46 MINUTES EAST, 145.8 FEET; THENCE SOUTH 75 DEGREES 00 MINUTES EAST, 338.5 FEET; THENCE SOUTH 69 DEGREES 35 MINUTES EAST, 85.1 FEET; THENCE SOUTH 62 DEGREES 04 MINUTES EAST, 81.2 FEET; THENCE SOUTH 37 DEGREES 11 MINUTES EAST, 86.4 FEET; THENCE SOUTH 24 DEGREES 49 MINUTES EAST, 174.6 FEET; THENCE NORTH 82 DEGREES 05 MINUTES WEST, 157.8 FEET; THENCE NORTH 58 DEGREES 43 MINUTES WEST, 739.4 FEET; THENCE NORTH 46 DEGREES 30 MINUTES WEST, 95.8 FEET; THENCE NORTH 38 DEGREES 25 MINUTES WEST, 298.9 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 1,839.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.819 ACRES, MORE OR LESS.

ALSO:

PARCEL 39 PERMANENT -1 RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,072.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 94.25 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 89 DEGREES 36 MINUTES EAST, 150.0 FEET; THENCE NORTH 86 DEGREES 15 MINUTES EAST, 119.7 FEET; THENCE NORTH 81 DEGREES 15 MINUTES EAST, 119.7 FEET; THENCE NORTH 11 DEGREES 15 MINUTES WEST, 40.0 FEET; THENCE NORTH 20 DEGREES 39 MINUTES EAST, 83.4 FEET; THENCE NORTH 44 DEGREES 25 MINUTES EAST, 129.1 FEET; THENCE SOUTH 11 DEGREES 06 MINUTES WEST, 151.7 FEET; THENCE SOUTH 15 DEGREES 15 MINUTES EAST, 125.6 FEET TO THE NORTH BOUNDARY OF 38TH STREET; HENCE ALONG SAID BOUNDARY AS FOLLOWS: THENCE SOUTH 88 DEGREES 48 MINUTES WEST, 252.7 FEET; THENCE NORTH 82 DEGREES 44 MINUTES WEST, 303.4 FEET; HENCE LEAVING SAID BOUNDARY BY THE FOLLOWING COURSE: THENCE NORTH 89 DEGREES 36 MINUTES EAST, 50.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.778 ACRES, MORE OR LESS.

ALSO:

PARCEL 39 I PERMANENT RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 722.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 75.0 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 14 DEGREES 59 MINUTES WEST, 439.6 FEET; THENCE NORTH 04 DEGREES 02 MINUTES EAST, 342.6 FEET; THENCE NORTH 05 DEGREES 29 MINUTES EAST, 229.0 FEET; THENCE NORTH 18 DEGREES 44 MINUTES EAST, 279.6 FEET; THENCE NORTH 45 DEGREES 14 MINUTES WEST, 177.6 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST, 100.0 FEET; THENCE NORTH 18 DEGREES 48 MINUTES WEST, 104.4 FEET; THENCE NORTH 11 DEGREES 16 MINUTES WEST, 219.3 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 540.0 FEET; THENCE SOUTH 25 DEGREES 03 MINUTES WEST, 145.4 FEET; THENCE SOUTHWESTERLY 629.2 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 918.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 04 DEGREES 22 MINUTES WEST, AND A LENGTH OF 615.3 FEET; THENCE SOUTH 15 DEGREES 15 MINUTES EAST, 139.3 FEET; THENCE SOUTH 13 DEGREES 54 MINUTES EAST, 448.9 FEET TO THE SOUTH PROPERTY LINE OF THE GRANTOR'S LANDS, ALSO BEING THE NORTH BOUNDARY OF 38TH STREET; THENCE SOUTH 79 DEGREES 26 MINUTES WEST, 111.8 FEET ALONG SAID PROPERTY LINE AND BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 2.929 ACRES, MORE OR LESS.

PROJECT 1-65-3(17)120 PARCEL 39

PARCEL 39 T PERMANENT -1 RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,889.02 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 312.7 FEET; THENCE WEST 317.7 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 59 DEGREES 58 MINUTES WEST, 54.4 FEET; THENCE NORTH 47 DEGREES 30 MINUTES WEST, 107.2 FEET; THENCE NORTH 31 DEGREES 49 MINUTES WEST, 109.5 FEET; THENCE SOUTH 43 DEGREES 39 MINUTES EAST, 266.4 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.083 ACRES, MORE OR LESS.

ALSO:

PARCEL 39 T PERMANENT -2 RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,889.02 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 451.4 FEET; THENCE EAST 462.1 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE NORTH 67 DEGREES 26 MINUTES EAST, 83.7 FEET; THENCE NORTH 83 DEGREES 15 MINUTES EAST, 27.3 FEET; THENCE SOUTH 06 DEGREES 15 MINUTES EAST, 20.0 FEET; THENCE SOUTH 81 DEGREES 45 MINUTES WEST, 107.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.030 ACRES, MORE OR LESS.

ALSO:

PARCEL 39 T PERMANENT -3 RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,072.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 94.25 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

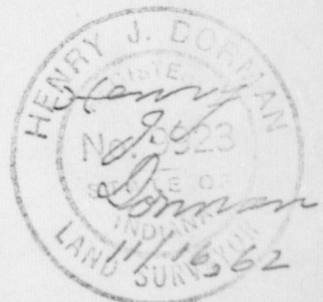
THENCE NORTH 17 DEGREES 36 MINUTES WEST, 512.0 FEET; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 139.3 FEET; THENCE NORTHERLY 404.4 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 718.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 00 DEGREES 52 MINUTES EAST, AND A LENGTH OF 399.1 FEET; THENCE NORTH 33 DEGREES 40 MINUTES EAST, 96.2 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 70.0 FEET; THENCE SOUTH 05 DEGREES 00 MINUTES EAST, 1,048.6 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.351 ACRES, MORE OR LESS.

ALSO:

PARCEL 39 P PERMANENT RIGHT OF WAY.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE EASTERLY 1,072.97 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTHERLY 94.25 FEET AT RIGHT ANGLES TO SAID SECTION LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE SOUTH 89 DEGREES 36 MINUTES WEST, 50.0 FEET TO THE SOUTH PROPERTY LINE OF THE GRANTOR'S LANDS, ALSO BEING THE NORTH BOUNDARY OF 38TH STREET; THENCE SOUTH 88 DEGREES 45 MINUTES WEST, 190.0 FEET ALONG SAID PROPERTY LINE AND BOUNDARY; THENCE NORTH 13 DEGREES 54 MINUTES WEST, 448.9 FEET; THENCE NORTH 15 DEGREES 15 MINUTES WEST, 139.3 FEET; THENCE NORTHEASTERLY 629.2 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 918.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 04 DEGREES 22 MINUTES EAST, AND A LENGTH OF 615.5 FEET; THENCE NORTH 25 DEGREES 03 MINUTES EAST, 145.4 FEET; THENCE SOUTH 33 DEGREES 18 MINUTES EAST, 260.2 FEET; THENCE SOUTH 33 DEGREES 40 MINUTES WEST, 96.2 FEET; THENCE SOUTHERLY 404.4 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 718.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 00 DEGREES 52 MINUTES WEST, AND A LENGTH OF 399.1 FEET; THENCE SOUTH 15 DEGREES 15 MINUTES EAST, 139.3 FEET; THENCE SOUTH 17 DEGREES 36 MINUTES EAST, 512.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.004 ACRES, MORE OR LESS.



That for the purpose of improving said highway, it is necessary and proper that plaintiff take and appropriate, under the powers vested in it by the General Assembly of the State of Indiana, an easement for highway right of way over a part of said tract of real estate described in Paragraph 2 herein. The part so sought to be appropriated and condemned for a highway right of way easement is described as follows:

A blue-print sketch plat of the above described right of way easement sought to be appropriated and identified by means of cross-hatched lines, is attached hereto and made a part hereof and designated as Exhibit "A".

NUMBER 5

That the residue of said real estate described in Paragraph 2 and owned by the above-named defendants will be benefited by said proposed improvement of said State Road as alleged herein.

NUMBER 6

That prior to the bringing of this action, the plaintiff through the said Indiana State Highway Commission, made an effort to purchase said right of way easement described in Paragraph 4 from the above-named owners, but that plaintiff and said owners have been unable to agree as to the purchase price thereof, or as to the amount of damages, if any, sustained by said defendants by reason of the appropriation of said right of way easement for the use hereinbefore stated.

NUMBER 7

That prior to the bringing of this action the said Indiana State Highway Commission adopted a resolution setting forth the description of said right of way easement sought to be acquired by it, as above set forth, which said resolution alleged and set forth that said right of way easement herein sought to be condemned was necessary for the carrying out of said highway improvement project and directed that condemnation proceedings therefor be instituted by the Attorney General in the name of the State of Indiana.

NUMBER 8

That said highway so to be improved extends from the City of West Harrison in Dearborn County, in a generally Northwesterly direction through Brookville, Rushville, Indianapolis, Lebanon, Lafayette and joins U. S. Road 24 at the City of Kentland in Newton County, Indiana; that the termini and course of the particular project involved, is as follows: Beginning at a point approximately 240 feet East of the West line of Section 1, Township 16 North, Range 2 East and extending in a Southeasterly direction for a distance of 16,643.45 feet to a point approximately 954 feet East of the West line of Section 17, Township 16 North, Range 3 East.

NUMBER 9

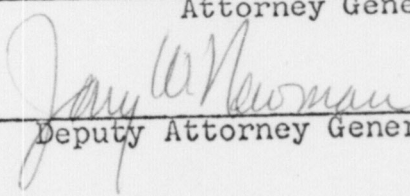
That the plaintiff, through said Indiana State Highway Commission intends to use the right of way easement herein sought to be condemned for the purpose of the improvement of said highway and the widening thereof, and said right of way easement as herein described is necessary and proper for the carrying out of said work, and said right of way easement when obtained will be used for such purpose.

NUMBER 10

WHEREFORE, the plaintiff prays that three disinterested freeholders of said county be appointed to appraise the value of the right of way easement sought to be condemned, and to fix the amount of benefits and damages, if any; and that such appraisers be ordered to report their appraisement, as by law provided, and that all other steps be taken and all proceedings had necessary for the Indiana State Highway Commission to acquire, by the right of eminent domain, the right of way easement so sought to be condemned for the purpose aforesaid.

EDWIN K. STEERS

Attorney General



Deputy Attorney General

Deputy Attorney General

Attorneys for Plaintiff

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3-17 PARCEL # 39

OWNER Edith & Allen Clowes PHONE # _____

Mrs Edith Clowes, American Fidelity Bank & Trust Co.
(Other interested parties and relationship)

Mrs & Miss James C. Estelme, Oil Company

Fredrick B. Chire

ADDRESS OF OWNER See Condemnation report for others

DATE ASSIGNED 11-14-1962

DATE OF CONTACT 11-15-1962

TIME OF CONTACT 8:15 phone to

DATE OF PREVIOUS CONTACT Oct. 17, 1962

OFFER \$ #186,190.00

DETAIL CONTACT* Made Contact with Paul Rowe atty. for the Clowes family. Made above offer by converting Temp. and Provisional right-of-way into permanent R/W. to be acquired by Fee title.

ACTION TAKEN** This dept. is sending 10 day letters to all parties concerned with Counter offer above.

SIGNED Edwage Thompson

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc. If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3(17)20 PARCEL # 39

OWNER Edith & Allen Clowes PHONE # _____

Fred Chinn Contract buyer
(Other interested parties and relationship)

ADDRESS OF OWNER 620 Guaranty Bldg. Indianapolis

DATE ASSIGNED 10/1/1962

DATE OF CONTACT 10/18/1962

TIME OF CONTACT 1:30 p.m.

DATE OF PREVIOUS CONTACT none

OFFER \$ 170,000⁰⁰ Counter offer around \$400,000⁰⁰

DETAIL CONTACT* See office of Klein & Kuhns Realtors
Mr. Gross, Staff appraiser and writer
Made contact with Mr. Paul Starrett, Mr.
Wells, attorney for Fred Chinn and Mr. Paul
Rowe, attorney for owners. Plans were discussed
and stated offer made and refused

ACTION TAKEN** Negotiator made request for each
attorney ^{to} read right of entry forms and
inform this office as to the results.
Will know in day or two.

SIGNED J. Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

Bridge Proj I-65-3-36

PROJECT I-65-3-(17)

PARCEL # 39

OWNER Edith & Alan Plouffe

PHONE # _____

(Other interested parties and relationship)

Owners, mother & son, Contract

Buyers etc. See condemnation report

ADDRESS OF OWNER 10/1/1962

DATE ASSIGNED _____

DATE OF CONTACT 10/17

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT Oct 8 1962

OFFER \$ 170,000⁰⁰ Counter 400,00⁰⁰

DETAIL CONTACT* Recommended for Condemnation
10/17/1962

Owners refused to sign right of entry because
offer and Counter offer to far apart

ACTION TAKEN** _____

SIGNED J Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

1962

BUYERS REPORT

PROJECT I-65-3-17 PARCEL # 39 Perm 39 FA.
OWNER Allen Clowes Et al. PHONE # MC 4-35-43

(Other interested parties and relationship)
Industrial Park, Klein and Tucker Realtors

ADDRESS OF OWNER 620 Summit Bldg Indianapolis

DATE ASSIGNED _____

DATE OF CONTACT _____

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Made Contact With Mr. Stanith
part owner, appt. set for 1:30 Monday 8th

ACTION TAKEN** _____

SIGNED J Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I65-3(17) PARCEL # 39
OWNER Clowes PHONE # _____

(Other interested parties and relationships)

ADDRESS OF OWNER Fletcher Trust + Savings Bld -
DATE ASSIGNED 6-13-13
DATE OF CONTACT 6-13-13
TIME OF CONTACT 11:30 + 12:30
DATE OF PREVIOUS CONTACT _____

OFFER \$ 242,200.00 of 32800.00

DETAIL CONTACT* Delivered checks to Mr. Rowe + Clowes at 11:30 - for \$242,200.00
and to Fletcher Savings + Loan for \$32,800.00 to Mr. Lewis at 12:15

ACTION TAKEN** Picked up mortgage release

SIGNED Wright

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry- Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT L-65-3(17) PARCEL # 39
OWNER Loan company PHONE # Indpls

(Other interested parties and relationships)

ADDRESS OF OWNER Information in parcel in office
DATE ASSIGNED June - 10 - 1963
DATE OF CONTACT June 10 - 63
TIME OF CONTACT 2 P.M.
DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Secured Highway commissioner's signature

ACTION TAKEN** Turned in

SIGNED Bob King

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry- Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT F-65-3-(17) PARCEL # 39

OWNER Allen W & Edith W Clower PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 2700 Spring Hollow Road, Independence

DATE ASSIGNED 6/3/1963

DATE OF CONTACT 6/3/1963

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Processed and Completed parcel for
transmittal of payment. Federal Bureau approved
payment of Grant and Negotiation Completed.
on above date.

ACTION TAKEN** _____

SIGNED Edmund Thompson

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT F-65-3-17 PARCEL # 39

OWNER Allen Plowes etal PHONE # _____

(Other interested parties and relationship) _____

ADDRESS OF OWNER Flick Pugh & Reid associates Engs
1815 N Capital Ave

DATE ASSIGNED 3/11/1963

DATE OF CONTACT 3/11/1963

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Our Eng. are Working With Above
Eng firm to Correct error made in legal
Description. all signatures are on the
Grant and Vouchers and now someone
found a wrong description.

ACTION TAKEN** Will Wait for a Call from Above
Eng. firm Made Contact With Mr Wilcox
of above firm 3/11/63

SIGNED Elmer Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

Control

APPRAISAL REVIEW

Project I-65-3(17) Road I-65 County MARION Parcel No. 39

Property Owner CLOWES, ET AL Address _____

Address of Appraised Property _____

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers including any comments by the property owner along with any recent awards by condemnation juries, that have been brought to my attention, that is relevant to this matter.

I have reviewed this parcel and appraisal for the following items:

1. I have personally checked all Comparables and concur in the determinations made. ✓
2. Planning and Detail Maps were supplied appraisers. ✓
3. The three approaches required (Income, Market Data and Cost Replacement) were considered. ✓
4. Necessary Photos (3 prints of each) are enclosed. ✓
5. The appraisal is fully documented and supported as required by the State Highway Commission and the Federal Bureau of Roads. ✓
6. Plats drawn by the appraisers are attached. ✓
7. I have personally inspected the Plans. ✓
8. I have personally inspected the site and familiarized myself with the Parcel. ✓
9. I have carefully reviewed and checked the computations of this parcel and attest to their correctness. ✓

Comments _____

It is my opinion as of 10/5/62 (date):

- (a) The fair market value of the entire property is: \$ 745,200
- (b) The fair market value of the property after the taking, assuming the completion of the improvement, is: \$ 576,385

The total value of taking is: (a minus b) Total \$ 168,815

| | | | |
|------------------------------|-------------------|--------|-------------------|
| (1) Land and/or improvements | \$ <u>170,000</u> | CALL # | \$ <u>170,000</u> |
| (2) Damages | \$ _____ | | |

Gene Grosse
Reviewing Appraiser

Date: 10/5/62

APPRAISAL PARTIAL TAKING

PROJECT 65-3 ROAD I-65 COUNTY Marion PARCEL NO. 39

PROPERTY OWNER Edith W. Clowes and Allen W. Clowes and Dorothy Louise Esterline,
Indianapolis, Indiana Address

| | | |
|---------------------------------|---|--|
| Present Use <u>Agricultural</u> | Best Present Use <u>Industrial Park</u> | Best Future Use <u>Industrial Park</u> |
| Acres <u>203</u> | Value Per Acre (Average) Schedule "A" | <u>3600</u> |
| Tillable Acres _____ | Value Per Tillable Acre Schedule "A" | _____ |
| Square Feet _____ | Value Per Square Foot Schedule "A" | \$ _____ |
| Front Feet _____ | Value Per Front Foot Schedule "A" | \$ _____ |

| | | | |
|---|------------------|----------|---------------|
| VALUE — LAND Schedule "A" | \$ <u>730800</u> | Total | _____ |
| VALUE — IMPROVEMENTS Schedule "B" | \$ <u>14400</u> | Value \$ | <u>745200</u> |

ZONED:

VALUE OF PART TAKEN

| | | | |
|----------------------|---------------|--------------------------------|------------------|
| Land — Temporary R/W | <u>5.393</u> | @ <u>See Narrative Section</u> | \$ <u>2040</u> |
| Permanent R/W | <u>40.322</u> | @ <u>3600 Each</u> | _____ |
| | <u>6.004</u> | @ <u>3600 Each</u> | _____ |
| | | @ _____ | \$ <u>166775</u> |

IMPROVEMENTS — See Schedule "B"
VALUE OF IMPROVEMENTS IN R/W TAKING \$ _____

Check here if Schedule "C" has been completed to show a valuation by the income approach.

SEVERANCE DAMAGE (See Memo Attached) \$ _____

LIMITED ACCESS DAMAGE (See Memo Attached) \$ _____

PROXIMITY DAMAGE _____ is now _____ feet from R/W. Will be _____ feet from R/W.
DAMAGES considered at _____ % \$ _____
OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ _____

| | | |
|----------------------------|----------------|--------------------|
| Approved _____ | Date _____ | Signed _____ |
| Rev. Appr. _____ | | |
| Asst. or Chief Appr. _____ | <u>10/5/62</u> | <u>[Signature]</u> |

| | |
|---|------------------|
| Value of Part Taken — including temporary R/W | \$ <u>168815</u> |
| Value After Taking — including temporary R/W | \$ <u>576385</u> |
| Plus Amount Shown as Temporary R/W | \$ <u>2040</u> |
| Adjusted Residual Value | \$ <u>578425</u> |

In my opinion the new facility will create a Special Benefit to this property, thereby, increasing its value in the amount of \$ -- (See Memo Attached). If no increase in value, write word "none" in the above blank space.

I, hereby, certify that I have no present or contemplated future interest in the above property. I, further, certify that I Have personally inspected the improvements on this property.
(have — have not)

Dated this 3rd day of October 19 62.

[Signature] Appraiser B-10389
Number

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT F-65-3(17)20 PARCEL # 39

OWNER Edith & Allen Clowes PHONE # _____

Fred Clowes Contract Buyer
(Other interested parties and relationship)

ADDRESS OF OWNER 620 Guarantee Bldg. Indianapolis

DATE ASSIGNED 10/1/1962

DATE OF CONTACT 10/18/1962

TIME OF CONTACT 1:30 P.M.

DATE OF PREVIOUS CONTACT none

OFFER \$ 170,000⁰⁰

DETAIL CONTACT* See office of Klein + Kubus Realtors
Mr Gross Staff appraiser and writer
made contact with Mrs Paul Sturette Mrs
Wells attorney for Fred Clowes and Mr Paul
Bowe attorney for owners. Plans were discussed
and status offer made and refused

ACTION TAKEN** Negotiator made request for each
attorney ^{to} read right of entry forms and
inform this office as to the results.
Will know in day or two.

SIGNED J Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

Bridge Proj I-65-3-36

PROJECT I-65-3-(17)

PARCEL # 39

OWNER Edith & Allen Brown

PHONE # _____

(Other interested parties and relationship)

Owners, mother & son, Contract buyers etc.

ADDRESS OF OWNER 10/11/1962

DATE ASSIGNED _____

DATE OF CONTACT _____

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT Oct 8 1962

OFFER \$ 170,000⁰⁰ Counter 400,000⁰⁰

DETAIL CONTACT* Recommended for Condemnation
10/17/1962

Owners refused to sign right of entry because offer and Counter offer to far apart
ACTION TAKEN** _____

SIGNED J. Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

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BUYERS REPORT

PROJECT I-65-3-17 PARCEL # 39

OWNER Edith & Allen Clowes PHONE # _____

Mrs Edith Clowes, American Fletcher Bank & Trust Co.
(Other interested parties and relationship)

Mrs & Mrs James C. Esterline, Oil Company

Fredrick B. Clowes

ADDRESS OF OWNER See Condemnation Report.

DATE ASSIGNED 11-14-1962

DATE OF CONTACT 11-15-1962

TIME OF CONTACT 8:15 phone to

DATE OF PREVIOUS CONTACT Oct. 17, 1962

OFFER \$ #186,190.00

DETAIL CONTACT* Made Contact With Paul Powe atty.
for the Clowes family. Made above offer.
by converting Temp. and Provisional right-
of-way into permanent R/W. to be acquired
by Fee title

ACTION TAKEN** This Dept. is sending 10 day letters
to all parties concerned. With Counter
offer above.

SIGNED Salvage Thompson

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

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BUYERS REPORT

PROJECT T-65-3-17 PARCEL # 39

OWNER Allen Plowd et al PHONE # _____

(Other interested parties and relationship) _____

ADDRESS OF OWNER Philip Rube & Reid associates Enger
1915 N Capital Ave

DATE ASSIGNED 3/11/1963

DATE OF CONTACT 3/11/1963

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Call Enger re working with above Eng firm to correct area that is legal description all signatures are on the ground and checkers and now someone found a wrong description

ACTION TAKEN** Will wait for a call from above Eng firm

Note first day at work after illness and Hospital stay

SIGNED James Simpson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3-17 PARCEL # Parcel 31
1-16-1963

OWNER Alvin Plummer et al PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 8100 N Meridian St. Indianapolis

DATE ASSIGNED 1-16-63

DATE OF CONTACT 1-16-63

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT Oct 17 1962

OFFER \$ 275,000.00

DETAIL CONTACT* Mgr. for Realty Co (Mr. Storratt) came to Land Acquisition office and stated offer was agreed upon during this meeting

ACTION TAKEN** Will be secured within next two weeks
Will mail Rt of entry to this office

SIGNED William J. Simpson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ.

I-65-3 (17)

COUNTY

Marion

Names on Plans

Names in Trans Book

#39

| Description or Addition | Sec. | Twp. | Rge. | Acreage | Assessed Value |
|--------------------------|------|------|------|---------|----------------|
| Part of the E 1/2 SE 1/4 | 18 | 16 | 3 | | |
| | | | | | |
| | | | | | |

LAST OWNER OF RECORD

Deed Record p. Recorded Dated Deed

Grantor None

Grantee

Address of Grantee

MORTGAGE RECORD

Mortgage Record p. Amount Dated

Mortgagor None

Mortgagee

JUDGMENT RECORD Yes (X) None ()

LIS PENDENS RECORD Yes () None (X)

Items 6-7-8

MISCELLANEOUS RECORD Yes () None (X)

EASEMENTS Yes () None (X)

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid (X) Unpaid

Delinquent ()

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

UNION TITLE CO.

Dated this 3 day of June 1963, I Am [Signature] Abstractor PRESIDENT

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date BY Deputy Attorney General

Handwritten calculation: 242,200 / 125,500 = 17260

717222

The following is an Extension of the original search by Lawyers Title Insurance Corporation under No. 459737-1.

CAPTION

-1-

Continuation of Abstract of Title to Part of the East Half of the Southeast Quarter of Section 18, in Township 16 North of Range 3 East of the Second Principal Meridian, more particularly described as follows, towit:

Beginning at the Northeast corner of said Quarter Section and running West with the North line thereof, 1332 feet to the Northwest corner of the East Half of said Quarter Section; thence South with West line of said Half Quarter, 798 feet to the center of the Lafayette Gravel Road; thence with the Center of said Road, South 38 1/4 degrees East, 2171 feet to the East line of said Quarter Section; thence North 2515 feet to the beginning, containing 50.65 acres, more or less.

Except, however, that part of above described real estate conveyed to Ethel Tomlinson, in Town Lot Record 958, page 66.

Since November 1, 1962.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No. S62-8086
Complaint Filed
December 10, 1962

State of Indiana
vs
Edith W. Clowes,
Allen W. Clowes,
James C. Esterline,
Dorothy Louise Esterline (H.&W.)
Fletcher Ave. Savings &
Loan Ass'n (Mortgagee)
Frederick B. Cline,
Florence T. Cline (H.&W.)
(Contract Purchaser)

Suit instituted to appropriate a portion of caption realty herein.

"Pending"

I-69-3(17)
#39

-2-

717222

Old Age Assistance
Search

-3-

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court
Search

-4-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.
Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Judgment Search

-5-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

John W. Esterline
and

Dorothy Louise Esterline

from November 1, 1962,
to date and
against none other

717222

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #R-30237
December 17, 1962
Order Book
203 page 108
Judgment Docket
E-4 page 83
Series -

Morris Strauss
vs
John W. Esterline
Judgment rendered vs defendant for \$139.00 and
costs.
January 3, 1963. Execution issued. Returned not
satisfied. Execution Docket 86 page 145.

-6-

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #R-31228
February 25, 1963
Order Book
200 page 53
Judgment Docket
E-4 page 86
Series -

Laidlaw Corporation
vs
John W. Esterline, Jr.
Judgment rendered vs defendant for \$66.46 and
costs.
March 22, 1963. Execution issued.

-7-

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #R-30544
April 15, 1963
Order Book
200 page 269
Judgment Docket
E-4 page 88
Series -

Kennedy Tank &
Manufacturing Co., Inc.
vs
John Esterline
Judgment rendered vs defendant for \$71.50 and
costs.
April 23, 1963. Execution issued.

-8-

717222

-9- Taxes for the year 1961 and prior years paid in full.

-10- Taxes for the year 1962 on the real estate for which this Abstract is prepared are assessed in the name of James C. & Dorothy Louise Esterline and are due and payable on or before the first Mondays in May and November of 1963.

General Tax Duplicate No. 106303, Pike Township, Parcel No. 324.

May Installment \$446.62 Unpaid.

November Installment \$446.62 Unpaid.

Assessed Valuation;

Land \$11,950.00 Improvements \$2,090.00 Exemption (NONE)

-11- Taxes for the year 1963 now a lien.

Project I-65-3 (17)

1.

INDIANAPOLIS, INDIANA

Abstract of Title from October 11, 1961 to November 1, 1962 inclusive to part of the East half of the Southeast Quarter of Section 18, in Township 16 North of Range 3 East of the Second Principal Meridian, more particularly described as follows, towit:

Beginning at the northeast corner of said Quarter Section and running west with the North line thereof 1332 feet to the Northwest corner of the East Half of said Quarter Section; thence south with West line of said Half Quarter 798 feet to the center of the Lafayette Gravel Road; thence with the Center of said Road, South 38 1/4 degrees east 2171 feet to the East Line of said Quarter Section; thence north 2515 feet to the beginning, containing 50.65 acres, more or less.

Except, however, that part of above described real estate conveyed to Ethel Tomlinson, in Town Lot Record 958 page 66.

Prepared for: Indiana State Highway

L. M. BROWN DIVISION

CONVEYANCES

Release Record 267 page 728
Inst. #56598
May 15, 1962
Recorded
June 26, 1962

ASSIGNMENT
BY
FLORENCE G. WEST ET VIR
TO
FREDERICK B. CLINE ET UX
OF INTEREST IN ESTERLINE CONTRACTS

2.

Lawyers Title Insurance Corporation

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE G. WEST and RICHARD A. WEST, her husband, of Marion County, Indiana, hereby assign to FREDERICK B. CLINE and FLORENCE T. CLINE, his wife, of Marion County, Indiana, and to the survivor of them, for \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, an undivided 10% interest (being the entire interest held by said Florence G. West) in each of the following executory contracts for the purchase of real estate:

(a) "Contract Between John W. Esterline, Jr. et ux and Florence T. Cline for Sale of Real Estate in Marion County, Indiana," dated March 21, 1958 and recorded in Deed Record 1929, page 601, in the office of the Recorder of Marion County, Indiana;

X

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

(b) "Contract Among John W. Esterline, Jr. et ux and Frederick B. Cline et ux, for Sale of Real Estate in Marion County, Indiana," dated April 28, 1958 and recorded in Deed Record 1932, page 626, in such recorder's office; and

(c) "Contract Among James C. Esterline et ux and Frederick B. Cline et al for Sale of Real Estate in Marion County, Indiana," dated May 12, 1958 and recorded in Deed Record 1934, page 561, in such recorder's office,

and in the real estate described in each of said contracts.

By their acceptance of this assignment, the assignees agree to perform all the obligations of said Florence G. West under such contracts.

IN WITNESS WHEREOF, the assignors have hereunto affixed their signatures this 15th day of May, 1962.

Florence G. West
Richard A. West

(Duly acknowledged).

(Instrument discloses name of person preparing same.)

3.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

4.

None found unsatisfied of record filed within the period of this search.

459737

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

MECHANICS' LIENS

5. None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

6. Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find None.

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA

7. Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find None.

JUDGMENTS

8. Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

John W. Esterline and Dorothy Louise Esterline
from October 11, 1961 to date.

None found unsatisfied.

ASSESSMENTS

9. None found unsatisfied of record which became a lien within the period of this search.

459737

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

TAXES

N of Rd. E 1/2 SE 1/4 18-16-3, 49.65 Ac.

10. Taxes for the year 1960 and prior years paid in full.

11. Taxes for the year 1961 assessed in the names of:

James C. (und. 1/2) and Dorothy Louise
Esterline (und. 1/2)

ASSESSSED VALUATION:

| | |
|---------------|--------|
| Land | \$4960 |
| Improvements | \$3930 |
| Exemption | None |
| Net Valuation | \$8890 |

Parcel No. 324
General Tax Duplicate No. 106274
Pike Township

are due and payable the first Monday in May and
November 1962.

May installment \$284.48 paid.
Nov. installment \$284.48 unpaid.

12. Taxes for the year 1962 became a lien March 1st and
are due and payable in May and November of the year 1963.

J 65-3(17)
#39

459737

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is from October 11, 1961 to and including

November 1, 1962 and covers Paragraphs No. 1 to 13 both inclusive, and Sheets No. 1 to 5 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M L Sullivan*



dd

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

459737

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Indiana State Highway

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including November 1, 1962 and all other Divisions of the State of Indiana down to and including October 30, 1962

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

John W. Esterline

Dorothy Louise Esterline

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated November 1, 1962

By

M L Sullivan

TITLE AND ENCUMBRANCE REPORT

Case # 0002

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. 65

PROJ. 3

COUNTY Marion

Names on Plans

Names in Trans. Book

| Description or Addition | Sec. | Twp. | Rge. | Acreage | Assessed Value |
|-------------------------|------|------|------|---------|----------------|
| SW $\frac{1}{4}$ | 17 | 16 | 3 | | #31 |
| | | | | | |
| | | | | | |

LAST OWNER OF RECORD

Deed Record 1745 P. 530 Recorded 4/16/59 Dated 4/13/59 Deed

Grantor John W. Esterline, Jr., and Elizabeth C. Esterline, his wife

Grantee Edith W. Clowes and Allen W. Clowes

Address of Grantee

MORTGAGE RECORD

Mortgage Record 1924 P. 276 Amount \$50,000.00 Dated 1/29/58

Mortgagor John W. Esterline Jr., and Elizabeth C. Esterline, his wife

Mortgagee Fletcher Avenue Saving and Loan Association

JUDGMENT RECORD Yes None LIS PENDENS RECORD Yes None

MISCELLANEOUS RECORD Yes None EASEMENT Yes None

If answer to any of above is yes, clarify on back of sheet or on attached sheet.

TAXES May Current Paid Delinquent Nov. Paid

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

Dated this 7 day of Sept 1961

LAWYERS TITLE INSURANCE CORP. BY M. J. Sullivan Abstractor

Deputy Attorney General

Final Approval of Title Date

By Deputy Attorney General

1

L. M. BROWN DIVISION - INDIANAPOLIS, INDIANA
Lawyers Title Insurance Corporation

Abstract of Title from September 7, 1941 to September 7, 1961 inclusive, to The Southwest Quarter of Section 17, Township 16 North, Range 3 East, of the Second Principal Meridian in Marion County, Indiana, except the following part thereof, to wit: Beginning in the South line of said Section at a point distant 2687 feet, measured along the South line of said Section, westwardly from the South East corner of said Section, and thence running North 1 minute West, along and with the East line of said South West Quarter Section aforesaid, 2658.9 feet to the North line of said Southwest Quarter Section, thence south 89 degrees, 49 minutes west, along and with said north line of said Quarter Section, 96.9 feet to a point; thence South 6, minutes West, 2659.4 feet to a point in the South line of said Quarter Section; thence north, 89 degrees and 29 minutes East, along and with the South line of said Section, 102 feet to the place of beginning, said exception containing 6.07 acres, more or less, and containing, exclusive of said exception, 153 acres, more or less.

Also except part of said southwest quarter of Section 17 consisting of a parallelogram of ground located at the Northeast corner of the intersection of U. S. Road No. 52 and west 38th Street, Indianapolis having for its west boundary 150 feet on the east line of said U. S. Road No. 52 and for its south boundary 200 feet on the north line of said West 38th Street.

Prepared for: Indiana State Highway Commission.

CONVEYANCES

Brodehurst Elsey and,
Obie Smith, Trustees
to

Quit Claim Deed
No Revenue Stamps
Attached

Investors Realty Company

The Southwest 1/4 of Section 17, in Township 16 North, Range 3 East, containing 153 acres, more or less, except the following part thereof, to-wit:

Beginning in the south line of said Section at a point 2687 feet measured along said south line westwardly from the southeast corner of said Section, thence north 1" west along the east line of said Southwest Quarter 2658.9 feet to the north line of said southwest quarter; thence south 89° 49" west along said north line 96.9 feet, thence south 6" west 2659.4 feet to the south line of said Quarter Section, thence north 89° 29" east along said south line 102 feet to the place of beginning.

Subject to an easement 100 feet wide along the entire east side of said remaining tract in favor of the Indianapolis Power and Light Company, and subject to the right-of-way easement 50 feet wide along the south west and north sides of said tract in favor of the public county highway purposes.

Deed Record
1035 page 159
Inst.#18639
Apr. 24, 1940
Recorded
May 9, 1940

2

3

ABSTRACTER'S NOTE:

For Articles of Investors Realty Company See Misc. Record 61 page 564 in the office of the Recorder of Marion County, Indiana.

SUPERIOR COURT OF MARION COUNTY

Norris E. Harold
vs.
Investor's Realty Company

Cause No. A-7641
Filed
Feb. 14, 1934

4

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Complaint filed for appointment of Receiver.
Comes now the within named defendant, Investors Realty Company, a corporation pursuant to a Resolution before the Board of Directors, hereby waives service of the within summons and authorized David F. Smith to enter his appearance for and on behalf of said Company.
February 14, 1934, Defendant files answer in general denial.
February 14, 1934. Cause submitted, evidenced heard. Court appoints Howard M. Stanton, Receiver, bond filed in the penal sum of \$2500.00 approved.
Order Book 526 page 459.
March 13, 1940. Howard M. Stanton, removed as Receiver, Wilfred R. Borinstein appointed Receiver, files bond. Approved.
Order Book - page -.
March 30, 1940. Howard M. Stanton filed final report. Approved.
Order Book - page -.
June 26, 1942. Wilfred R. Borinstein resigned as Receiver, Thomas J. Markey appointed Receiver, Bond filed and approved.
May 20, 1943. Resignation of Thomas J. Markey as Receiver and his final report filed, Harry Gause appointed Receiver, bond filed, approved.
Order Book 616 page 294.
October 4, 1943. Final report of Thomas J. Markey approved.
Order Book 616 page 508.
May 22, 1944. Harry L. Cause, Receiver files final report, hearing set for June 26, 1944.
June 30, 1944. Final report of Receiver is approved and confirmed & the following order is entered:
NOW, THEREFORE, IT IS ORDERED BY THE COURT as follows:
1. That the final report of Harry L. Gause as Receiver for Investors Realty Company, defendant herein, be and it is hereby in all things approved and confirmed.
2. That Harry L. Gause, as such Receiver, distribute the money in his hands to the preferred stockholders of Investors Realty Company as follows:

(Over)

452943

| | |
|---------------------------|------------|
| To Lyndsay M. Brown | \$6,888.93 |
| To George C. Calvert | 1,033.34 |
| To Brodehurst Elsey | 6,888.93 |
| To Henry C. Thornton, Jr. | 861.12 |
| To Leona V. Wolmer | 1,377.78; |

that after the payment of said sums said Receiver file herein his supplemental final report showing said payments, and attach thereto vouchers evidencing the same.

3. That Harry L. Gause as such Receiver is hereby directed to cause certified copy of this order to be filed in the office of the Secretary of State of the State of Indiana, and to be recorded in the office of the recorder of Marion County, Indiana, that being the county where the last principal office of decedent Investors Realty Company was located.

4. That defendant Investors Realty Company, an Indiana corporation, be and it is hereby dissolved.

Order Book 626 page 469.

(Certified copy of final report and order thereon recorded August 8, 1944 in the office of the Recorder of Marion County, Indiana, in Deed Record 1150 page 516, Instrument 29427.)

Deed Record
1071 page 154
Inst. #44540
Sept. 26, 1941
Recorded
Sept. 20, 1941

5

Right of Way

Wilfred R. Borinstein, as Receiver of Investors Realty Company, pursuant to authority in that behalf duly granted on July 1, 1941, by the Superior Court of Marion County, Room 1, in cause No. A-76141, entitled N. E. Harold vs. Investors Realty Company, does hereby grant to Standard Oil Company.

The southwest 1/4 of Section 17, in Township 16 North, Range 3 East, containing 153 acres, more or less, except the following part thereof; to-wit: Beginning in the south line of said section at a point distant 2687 feet, measured along the south line of said section, westwardly from the south east corner of said section, westwardly from the south east corner of said section, and thence running north 1 minute, west, along and with the east line of said southwest 1/4 section aforesaid 2658 feet to the north line of said south west 1/4 Section, thence south 89 degrees, 49 minutes west, along and with said north line of said 1/4 Section, 96.9 feet, to a point; thence south 6 minutes west, 2659 feet to a point in the south line of said 1/4 section; thence north 89 degrees and 29 minutes east, along and with the south line of said section 102 feet to the place of beginning.

Subject to the existing easement in said strip of Indianapolis Power & Light Company and subject to the easement for right of way in favor of the public for highway purposes in the south 50 feet of said strip.

Right of Way contract.

(For further particulars see instrument.)

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Deed Record
1140 page 624
Inst.#14300
Apr. 21, 1944
Recorded
Apr. 21, 1944

Harry L. Gause, as Receiver
of Investors Realty Company,
pursuant to the authority
and direction, Room 1 of the
Superior Court of Marion
County, Indiana, contained
in the order of said court made
and entered April 21, 1944,
in Cause #A-76141 entitled N.E.
Harold vs. Investors Realty
Company

Receiver's Deed
Revenue Stamps
Attached in the
amount of \$19.25.

6

INDIANAPOLIS, INDIANA

Mtg. Record
1932 page 626
Inst.#24575
April 23, 1958
Recorded
April 24, 1958

John W. Esterline, Jr., et ux., Contract
and
Frederick B. Cline et ux.,
for sale of real estate
in Marion County, Indiana

Witnesseth, that:
Whereas, the Sellers own the following described real
estate in Marion County, Indiana:
The Southwest Quarter of Section 17, Township
16 North, Range 3 East, except the following part thereof;
Beginning in the south line of said Section at a point
2687 feet measured along said south line westwardly from
the southeast corner of said Section; thence North 1" west
along the east line of said southwest quarter Section
2658.9 feet to the north line of said southwest quarter,
thence south 89° 49" west along said north line 96.9 feet,
thence south 6" west 2659.4 feet to the south line
of said Quarter Section, thence north 89° 29" east
along said south line 102 feet to the place of
beginning, containing 6.07 acres more or less; Also except
part of said southwest quarter consisting of a parallelogram
of ground located at the northeast corner of the section of
U.S. Road No. 52 and West 38th Street; Indianapolis, having
for its west boundary 150 feet on the east line of said
U. S. Road No. 52 and for its south boundary 200 feet
on the north line of said West 38th Street containing,
exclusive of said exceptions, 153 acres, more or less,
subject to any legal highways or rights of way;
(For further particulars see instrument).

7

L. M. BROWN DIVISION - LAWYERS TITLE INSURANCE CORPORATION

250,000
50,000 du
6,000 ea
6 M.D.

8

Assignment of Contract
Contract recorded in Mortgage Record 1932 page 626
assigned of record to Florence G. West by assignment dated
August 11, 1960 recorded September 23, 1960 in
Release and Assignment Record 241 page 186, in the
Office of the Recorder of Marion County, Indiana.

Deed Record
1692 page 710
Inst.# 6340
Jan. 15, 1958
Recorded
Jan. 30, 1958

Brodehurst Elsey,
unmarried and,
Edith P. Smith,
unmarried and
Pearson Smith and,
Dorothy S. Smith,
his wife, and
Obie J. Smith and
Marian B. Smith,
his wife,

Quit Claim Deed
No Revenue Stamps
Attached

9

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION - LAWYERS TITLE INSURANCE CORPORATION

John W. Esterline, Jr.,
The southwest quarter of Section 17, Township 16 North,
Range 3 East, of the Second Principal Meridian in Marion
County, Indiana, except the following part thereof, to wit:
Beginning in the South line of said Section at a point
distant 2687 feet, measured along the south line of said
Section, westwardly from the southeast corner of said
Section, and thence running north 1 minute west, along and
with the east line of said southwest quarter section
aforesaid, 2658.9 feet to the North line of said south
west quarter section; thence south 89 degrees, 49 minutes
west, along and with said north line of said Quarter Section,
96.9 feet to a point; thence South, 6 minutes west,
2659.4 feet to a point in the south line of said Quarter
Section; thence north 89 degrees and 29 minutes east,
along and with the south line of said Section, 102 feet
to the place of beginning.

Said exception containing 6.07 acres, more or less,
and containing, exclusive of said exception 153
acres, more or less.

Subject to any legal highways or rights of way.
That this deed of conveyance is executed in support
of the title to the above described real estate vested in
said grantee, John W. Esterline, Jr., by deed of conveyance
executed by Harry L. Gause, as Receiver of Investors
Realty Company, and recorded on April 21, 1944, in Town
Lot Record 1140, page 624, in the office of the Recorder of
Marion County, Indiana, said real estatetheretofore having
been conveyed to Investors Realty Company by Obie J. Smith
and said Brodehurst Elsey, as Trustee, by deed of conveyance
recorded on May 9, 1940, in Deed Record 1035, page 159,
in the office of the said Recorder.

Said grantors, Edith P. Smith, unmarried, Pearson
Smith and Dorothy S. Smith, his wife, and Obie J. Smith and
Marian B. Smith, his wife, do hereby represent and state
that Obie J. Smith, grantor Trustee aforesaid, died, intestate
a resident of Marion County, Indiana, on November 22, 1944,
leaving him surviving his widow, Edith P. Smith, grantor
herein, and his sons, Pearson Smith and Obie J. Smith,
grantors herein, but no other child and no descendant of any
predeceased child, and that his estate was administered
in the Marion Probate Court of Marion County, Indiana,
as shown in Estate Docket 130, page 47082, in the office
of the Clerk of said County, the final report thereof being
approved and the estate closed as fully solvent on
May 25, 1946; that these representations and statements
are made under oath to induce the acceptance of this deed of
conveyance.

Deed Record
1745 page 530
Inst.# 26778
Apr. 13, 1959
Recorded
Apr. 16, 1959

10

John W. Esterline, Jr.,
and Elizabeth C. Esterline,
his wife,

to
Edith W. Clowes, an
undivided 4/5 interest and
to Allen W. Clowes,
a 1/5 interest

Warranty Deed
Revenue Stamps
Attached
in the amount of
\$166.10.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION

(Same real estate as Deed Record 1692 page 710).
Also except part of said southwest quarter of
Section 17 consisting of a parallelogram of ground located
at the northeast corner of the intersection of U. S. Road
No. 52 and west 38th Street, Indianapolis, having for
its west boundary 150 feet on the east line of said U. S.
Road No. 52 and for its south boundary 200 feet on the
north line of said West 38th Street.

Subject to all highways, easements and restrictions
of record.

Subject to taxes for the year 1958, due and payable
in 1959, and subject to taxes for the year 1959, due
and payable in 1960.

Subject to a certain mortgage to Fletcher Avenue
Savings and Loan Association, dated January 30, 1958,
recorded in Mortgage Record 1924, page 276, in the office
of the Recorder of Marion County, Indiana, which the
purchasers assume in proportion to their interest in the
real estate secured by said mortgage.

Subject also to the rights of the Buyers under a certain
contract of sale, dated April 23, 1958, by and between
John W. Esterline, Jr., and Elizabeth C. Esterline, his wife,
as Sellers, and Frederick B. Cline and Florence T. Cline,
his wife, as Buyers, which contract is recorded in
Mortgage Record 1932, page 626, in the office of the
Recorder of Marion County, Indiana.

Deed Record
1330 page 409
Inst.# 12557
May 29, 1944
Recorded
May 7, 1949

11

John W. Esterline, Jr., and,
Elizabeth C. Esterline,
husband and wife,

Easement

to
The Ohio Oil Company

(Same real estate as Deed Record 1692 page 710).
(For further particulars see instrument).

12

WE FIND NO FURTHER CONVEYANCES

13

ENCUMBRANCES

Lawyers Title Insurance Corporation

452943

Mtg. Record
1924 page 276
Inst. # 6341
Jan. 29, 1958
Recorded
Jan. 30, 1958

14



INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

MORTGAGES

John W. Esterline, Jr., and
Elizabeth C. Esterline,
his wife,

Mortgage

to
Fletcher Avenue Saving and
Loan Association

(Same real estate as Deed Record 1692 page 710).

To secure the payment of a certain bond of even date
herewith in the principal sum of \$50,000.00, with interest
as provided in said bond from date until paid, said principal
and interest being payable in amounts as provided in said
bond.

All without relief from valuation and appraisement
laws, and with attorney's fees.

MECHANICS' LIENS.

15 None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS.

16 Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find none.

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA.

17 Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

JUDGMENTS.

18 Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

John W. Esterline, from September 7, 1951 to April 16, 1959, inclusive.

Edith W. Clowes and Allen W. Clowes,
for 10 years last past.

None found unsatisfied.

ASSESSMENTS

19 None found unsatisfied of record which became a lien within the period of this search.

4r 43

INDIANA
NAPOLIS

TAXES
for the year 1959, and prior years, paid in full.

20

Taxes for the year 1960, assessed in the names of
Edith W. and Allen Clowes
Parcel No. 806
Special Tax Duplicate No. 977731
Pike Township,
are due and payable the first Monday in May and November,
1961.

21

May installment \$527.61 paid
Nov. installment \$527.61 unpaid

L. M. BROWN DIVISION

Taxes for the year 1960, assessed in the names of
Edith W. Clowes and Allen W. Clowes,

22

ASSESSED VALUATION:
Land \$ 500.00
Improvements \$ - - -
Exemption \$ - - -
Net Valuation \$ 500.00

Parcel No. 806
General Tax Duplicate No. 105775
Pike Township
are due and payable the first Monday in May and November,
1961.

May installment \$14.95 paid
Nov. installment \$14.95 paid (By Auditor's Certificate)

Lawyers Title Insurance Corporation

Taxes for the year 1961, became a lien March 1st, and
are due and payable in May and November, of the year, 1961

65-3(17)
#39

23

452943

24

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied uncumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is
from **September 7, 1941** to and including
September 7, 1961

and covers Paragraphs No. 1 to 24
both inclusive, and Sheets No. 1
to 10 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M. L. Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET — PHONE MELROSE 8-6401 — INDIANAPOLIS 4, INDIANA

452943

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Indiana State Highway Commission

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including **September 7, 1961**
and all other Divisions of the State of Indiana down to and including **September 7, 1961**

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

John W. Esterline

Edith W. Clowes

Allen W. Clowes

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated **September 7, 1961**

By

M. L. Sullivan
✱

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65-3 (17)

CCUNTY Marion

Names on Plans _____

Names in Trans Book _____

| Description or Addition | Sec. | Twp. | Rge. | Acreage | Assessed Value |
|-------------------------|------|------|------|---------|----------------|
| Part of the SW 1/4 | 17 | 16 | 3 | | |
| | | | | | |
| | | | | | |

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

JUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()

MISCELLANEOUS RECORD Yes () None () EASEMENTS Yes () None ()

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current ~~xxx~~ () Unpaid Delinquent ()

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

UNION TITLE CO.

Dated this 3 day of June 1963, 8 AM BY Norman E. Stouffer
Abstractor PRESIDENT

Prel. Approval of Title _____ Date _____ BY _____ Deputy Attorney General

Final approval of Abstract of Title _____ BY _____ Date _____ Deputy Attorney General

717223

The following is an Extension of the original search by Lawyers Title Insurance Corporation under No. 459737.

CAPTION

-1-

Continuation of Abstract of Title to Southwest Quarter of Section 17, Township 16 North, Range 3 East of the Second Principal Meridian in Marion County, Indiana, except the following part thereof, towit:

Beginning in the South line of said Section at a point distant 2687 feet, measured along the South line of said Section, westwardly from the Southeast corner of said Section, and thence running north 1 minute West, along and with the East line of said Southwest Quarter Section aforesaid 2658.9 feet to the North line of said Southwest Quarter Section, thence south 89 degrees 49 minutes west, along and with said North line of said Quarter Section 96.9 feet to a point, thence south 6 minutes west 2659.4 feet to a point in the South line of said Quarter Section, thence north 89 degrees and 29 minutes East along and with the South line of said Section, 102 feet to the place of beginning. Said exception containing 6.07 acres, more or less, and containing, exclusive of said exception, 153 acres, more or less.

Also except part of said Southwest Quarter of Section 17 consisting of a parallelogram of ground located at the Northeast corner of the intersection of U. S. Road No. 52 and West 38th Street, Indianapolis, having for its West boundary 150 feet on the east line of said U. S. Road No. 52 and for its south boundary 200 feet on the North line of said West 38th Street, except that part conveyed in Deed Record 1943, Instrument 72766.

Since November 1, 1962.

Prepared for: Indiana State Highway Commission
Division of Land Acquisition

65-3(17)
#39

717223

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No. S62-8086
Complaint filed
Dec. 10, 1962

State of Indiana

vs

Edith W. Clowes,
Allen W. Clowes, et al

-2-

Suit instituted to appropriate a portion of caption
realty herein.
"Pending".

Old Age Assistance
Search

Examination has been made, as to the persons in
title subsequent to May 1, 1947, for liens shown
by notices of Old Age Assistance, filed in the
Office of the Recorder of Marion County, as
provided by the Acts concerning Public Welfare,
effective May 1, 1947.

-3-

Juvenile Court
Search

Examination has been made, as to the persons named
under the heading of Judgment Search, and for the
period so specified under said search, for judgments,
as appear from the General Judgment Dockets of the
Juvenile Court of Marion County, as said dockets are
now entered up.

-4-

Note: Search has been made for the 10 years last
past as to the persons listed below, irrespective
of dates given.

Judgment Search

Examination made for judgments entered against the
following named parties, the search being made and
limited according to the names exactly as set forth
herein and not otherwise:

-5-

Edith W. Clowes
and
Allen W. Clowes

from November 1, 1962,
to date and
against none other

717223

-6- Taxes for the year 1961 and prior years paid in full.

-7- Taxes for the year 1962 on the real estate for which this Abstract is prepared are assessed in the name of Edith W. & Allen W. Clowes and are due and payable on or before the first Mondays in May and November of 1963.

General Tax Duplicate No. 105784, Pike Township, Parcel No. 806.

May Installment \$647.97 Unpaid.

November Installment \$647.97 Unpaid.

Assessed Valuation:

Land \$18,820.00 Improvements \$1550.00 Exemption (None)

-8- Taxes for the year 1963 now a lien.

459737

Project I-65-3 (17)

1.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Abstract of Title from September 7, 1961 to November 1, 1962 inclusive to the Southwest Quarter of Section 17, Township 16 North, Range 3 East, of the Second Principal Meridian in Marion County, Indiana, except the following part thereof, towit:

Beginning in the South line of said Section at a point distant 2687 feet, measured along the South line of said Section, westwardly from the South East corner of said Section, and thence running North 1 minute West, along and with the East line of said South West Quarter Section aforesaid 2658.9 feet to the North line of said South West Quarter Section; thence South 89 degrees, 49 minutes West, along and with said North line of said Quarter Section, 96.9 feet to a point; thence South, 6 minutes West, 2659.4 feet to a point in the South line of said Quarter Section; thence North, 89 degrees and 29 minutes East along and with the South line of said Section, 102 feet to the place of beginning. Said exception containing 6.07 acres, more or less, and containing, exclusive of said exception, 153 acres, more or less.

Also except part of said Southwest Quarter of Section 17 consisting of a parallelogram of ground located at the Northeast corner of the intersection of U. S. Road No. 52 and West 38th Street, Indianapolis, having for its west boundary 150 feet on the east line of said U. S. Road No. 52 and for its south boundary 200 feet on the north line of said West 38th Street, except that part conveyed in Deed Record 1943, Instrument 72766.

Prepared for: Indiana State Highway

CONVEYANCES



459737

Deed Record
1943 page 66
Inst. #72766
July 16, 1962
Recorded
Aug. 10, 1962

2.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

SHOWN FOR REFERENCE:

Edith W. Clowes, a widow
and unmarried, Allen W. Clowes,
an unmarried adult, Frederick
B. Cline and Florence T. Cline,
husband and wife and Edith
Whitehill Clowes and American
Fletcher National Bank and Trust
Company, Executors of the Estate
of G. H. A. Clowes, deceased, under
appointment by the Probate Court of
Marion County, Indiana, (Corp. Seal)
By Burke Nicholas, Vice President
and Trust Officer.

Warranty Deed
Revenue Stamps
Attached.

to
Shell Oil Company, a corporation
organized under the laws of the
State of Delaware.

Part of the Southwest Quarter of Section 17,
Township 16 North, Range 3 East, Marion County, Indiana,
more particularly described as follows:

Commencing at the Southwest corner of said Quarter
Section; running thence North 88 degrees 44 minutes
37 seconds East and along the South line of said Quarter
Section 139.17 feet; thence North 1 degree 15 minutes
23 seconds West 60 feet to the beginning point of this
description, said point being the intersection of the
Easterly right-of-way line of U. S. Road 52 and the North
right-of-way line of 38th Street; running thence North 38
degrees 22 minutes 34 seconds West and along the Easterly
right-of-way line of said Road 52 a distance of 171.5 feet;
thence North 88 degrees 44 minutes 37 seconds East and
parallel to the South line of said Quarter Section 200 feet;
thence South 38 degrees 22 minutes 34 seconds East and
parallel to the Easterly line of said Road 52 a distance of
167.23 feet to the North right-of-way line of 38th Street;
thence South 87 degrees 01 minutes 31 seconds West and
along said right-of-way line 113.67 feet; thence South
88 degrees 44 minutes 37 seconds West and along said
right-of-way line 83.80 feet to the point of beginning,
containing 0.623 acres more or less.

Subject to all covenants, restrictions and easements
of record and subject to all legal highways and rights of
way.

The warranty herein made by the grantors is limited
as to each grantor to the extent of his or her fractional
interest in said real estate and warrants only against
the acts of the grantors and against persons or the claims
of persons claiming by or through the grantors.

Each of the individual grantors represents that he or
she is a native born citizen of the United States and has

459737

INDIANAPOLIS, INDIANA

never at any time acted for or on behalf of any foreign country or national thereof. Said Executors represent that every person beneficially interested in the Estate of said G. H. A. Clowes, deceased, is a native born citizen of the United States and has never at any time acted for or on behalf of any foreign country or national thereof. The grantors make said representations to induce the acceptance of this deed by the grantee.
(Instrument discloses name of person preparing same.)

Deed Record
1908 page 624
Inst. #10498
Jan. 25, 1962
Recorded
Feb. 2, 1962

3.

L. M. BROWN DIVISION
-
Lawyers Title Insurance Corporation

PERPETUAL EASEMENT

THIS INDENTURE, made this 25th day of January, 1962, by and between Frederick B. Cline and Florence T. Cline, husband and wife, and Richard A. West and Florence G. West, husband and wife, who join in the execution of this agreement to bind their contractual interests in the real estate herein described, and Edith W. Clowes, a widow and unmarried, and Allen W. Clowes, unmarried, who are the fee simple owners of the real estate herein described and are the legally effective Grantors in the execution of this grant, all of the County of Marion, State of Indiana, hereinafter collectively called Grantors, and Indianapolis Water Company, a corporation organized under the laws of the State of Indiana, with the offices located at Indianapolis, Indiana, hereinafter called Grantee:

WITNESSETH, That for and in consideration of the sum of \$1.00 and other valuable considerations in hand paid by Grantee to Grantors, receipt whereof is hereby acknowledged, Grantors, their grantees, successors and assigns do hereby grant, bargain, sell, convey and warrant unto the Grantee, its grantees, successors and assigns, forever a perpetual right-of-way and easement with the right, privilege and authority in Grantee, its grantees, successors and assigns, to erect, construct, install, reconstruct, renew, operate, maintain, patrol, replace and repair an underground water main and its necessary appurtenances above or below ground in, under, upon, over and across the following described real estate owned by Grantors and situate in the County of Marion, State of Indiana, all as shown on the easement sketch bearing Drawing No. D-4085 entitled "Indianapolis Water Company Distribution System 30' Water Main Easement Thru Indianapolis Northwest Industrial Park in Section 17, Twp. 16 N., R. 3 E." which sketch is attached hereto and made a part hereof:

Said right-of-way and easement being shown on the above mentioned Attached Drawing, and being more particularly described as follows:

A part of the Southwest Quarter of Section 17, Township 16 North, Range 3 East, more particularly described as follows:

Commencing at the Southwest corner of Section 17, Township 16 North, Range 3 East, proceed along the South line of Section 17 said South line being the approximate centerline of West 38th Street as it now exists, North 88 degrees 44' 37" East, 1,423.27 feet to a point, thence North 1 degree 15' 23" West, 50.00 feet to a point on the North line of West 38th Street, as now established, said point being the point of beginning of the herein described easement, said beginning point being marked "A" on the attached print of Indianapolis Water Company Drawing No. D-4085 Revised November 14, 1961, thence North 53 degrees 11' 04" East, 807.68 feet to a point, said point being marked "B" on the attached print; thence North 42' 33" West, 2,114.32 feet to a point, said point being marked "C" on the attached print; thence North 88 degrees 57' 36" East, 490.01 feet to a point, said point being marked "D" on the attached print, thence North 42' 33" West, 30.00 feet on and along a line parallel to and 50.00 feet West of the centerline of the New York Central Railroad tracks as they now exist, to a point in the North line of the Southwest Quarter of Section 17, Township 16 North, Range 3 East, said point being marked "E" on the attached print, thence on and along said North line of said Quarter Section South 88 degrees 57' 36" West, 520.01 feet to a point, said point being marked "F" on the attached print South 42' 33" East, 2,128.90 feet to a point, said point being marked "G" on the attached print, thence South 53 degrees 11' 04" West, 834.40 feet to a point on the North line of 38th Street, said point being marked "H" on the attached print, thence on and along said North line of 38th Street North 88 degrees 44' 37" East, 51.59 feet to the place of beginning of the herein described easement.

Together with the right and privilege (1) of ingress and egress for the employees, agents and representatives of Grantee, its grantees, successors and assigns to, from and over said real estate, (2) to do all acts and things requisite and necessary for the full enjoyment of the perpetual right-of-way and easement hereby granted.

Grantee covenants that, in the installation, maintenance or operation of its water main and appurtenances under, upon, over and across said tract of land in which perpetual easement is hereby granted, it will restore the area disturbed by its work to as near the original condition as is practicable.

Grantors reserve the right to dedicate all or any portion of said described real estate as a public street or highway and to install thereon and improve the same with pavements and other street and highway improvements

and facilities, railroad tracks and other utility facilities and equipment and to grant similar rights of way and easements in said real estate to other public utilities for the installation and operation of other utility facilities and equipment. Subject to said reserved rights, Grantors covenant for themselves, their grantees, successors and assigns that they will not erect or maintain any building or other structure or obstruction, on, or over said water main and appurtenances under said tract of land in which perpetual right of way and easement is hereby granted.

Grantors hereby covenant that Edith W. Clowes and Allen W. Clowes, are the owners in fee simple of said real estate, are lawfully seized thereof and have a good right to grant and convey the foregoing easements therein; that said real estate is free from any and all encumbrances except the following:

1. Current taxes.
2. Mortgage to Fletcher Avenue Saving and Loan Association, recorded in Mortgage Record 1745, page 528, in the office of the Recorder of Marion County, Indiana.

and that Grantors will warrant and defend Grantee's title to said easement against all lawful claims.

With respect to any and every part of said described real estate which may in the future become part of any dedicated public street or highway within the corporate limits of any city or municipality, all rights of the Grantee and all obligations of the Grantors hereunder shall for so long only as such part shall continue to be such public street or highway cease and terminate as to such part so dedicated upon the happening of such dedication, as the same may from time to time occur, and Grantee shall for so long only as such part shall continue to be such public street or highway have such rights in every such part so dedicated as are by law, ordinance, contract, franchise or other applicable authority or regulation given to private water utilities in the public streets and highways within cities or municipalities; and Grantee's full rights hereunder shall resume as to any such part whenever it shall for any reason cease to be such public street or highway.

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals the day and year first above written.

Edith W. Clowes
 Allen W. Clowes
 Frederick B. Cline
 Florence T. Cline
 Richard A. West
 Florence G. West

(Instrument discloses name of person preparing same.)

459737

INDIANAPOLIS, INDIANA

-

L. M. BROWN DIVISION

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Laueys Title Insurance Corporation

4.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

5.

None found unsatisfied of record filed within the period of this search.

MECHANICS' LIENS

6.

None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

7.

Examination has been made as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find none.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA

8.

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

9.

JUDGMENTS

Search is made, and strictly limited, for judgments, which may have been entered against the following parties, solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited:

Edith W. Clowes and Allen W. Clowes from September 7, 1961 to date.

None found unsatisfied.

10.

ASSESSMENTS

None found unsatisfied of record which became a lien within the period of this search.

459737

INDIANAPOLIS, INDIANA

TAXES

11.

Special taxes for the year 1961 assessed in the names of:

Edith W. and Allen Clowes

ASSESSED VALUATION:

Net Valuation \$17,140 Additional Assessment

Parcel No. 806

Special Tax Duplicate No. 977675

Pike Township

are due and payable the first Monday in May and November 1962.

May installment \$548.48 paid.

Nov. installment \$548.48 unpaid.

L. M. BROWN DIVISION

12.

Taxes for the year 1960 and prior years paid in full.

Ex. 0.69 Ac. SW pt. & Ex. Ry. SW 1/4
17-16-3, 153.24 Ac.

13.

Taxes for the year 1961 assessed in the names of:

Edith W. (und. 4/5) and Allen W. Clowes (und. 1/5)

ASSESSED VALUATION:

Land \$500

Improvements None

Exemption None

Net Valuation \$500

Parcel No. 806

General Tax Duplicate No. 105789

Pike Township

are due and payable the first Monday in May and November 1962.

May installment \$16.00 paid.

Nov. installment \$16.00 unpaid.

Lawyers Title Insurance Corporation

14.

Taxes for the year 1962 became a lien March 1st and are due and payable in May and November of the year 1963.

-8-
J-65-3(17)
#39

459737

CERTIFICATE

15.

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied uncumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is

from September 7, 1961 to and including
November 1, 1962 and covers Paragraphs No. 1 to 15
both inclusive, and Sheets No. 1
to 9 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M. J. Sullivan*



dd

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

459737

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Indiana State Highway

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including November 1, 1962 and all other Divisions of the State of Indiana down to and including October 30, 1962

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Edith W. Clowes

Allen W. Clowes

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated November 1, 1962

By

M L Sullivan

TITLE AND ENCUMBRANCE REPORT

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. 65 PROJ. I-65-3(17)
I-3 (17) 120 COUNTY Marion

Names on Plans _____ #39

Names in Trans. Book _____

| Description or Addition | Sec. | Twp. | Rge. | Acreage | Assessed Value |
|-------------------------|------|------|------|---------|----------------|
| <u>E 1/2 SE 1/4</u> | 18 | 16 | 3 | | |
| | | | | | |
| | | | | | |

LAST OWNER OF RECORD

Deed Record 1362 P. 90 Recorded 1/13/1950 Dated 1/12/50 Deed
 Grantor John W. Esterline, an unmarried adult
 Grantee Dorothy Louise Esterline
 Address of Grantee _____

MORTGAGE RECORD

Mortgage Recrd _____ P. _____ Amount _____ Dated _____
 Mortgagor _____
 Mortgagee _____

JUDGMENT RECORD Yes None LIS PENDENS RECORD Yes None
 MISCELLANEOUS RECORD Yes None EASEMENT Yes None

If answer to any of above is yes, clarify on back of sheet or on attached sheet.

TAXES May inst. _____ Current Paid Delinquent
 Nov. inst. _____ Paid _____

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

Dated this _____ day of _____ 1961

LAWYERS TITLE INSURANCE CORP.
 BY M. J. Sullivan
 Abstractor

Prel. Approval of Title _____ Date _____

By _____
 Deputy Attorney General

Final Approval of Title _____ Date _____

By _____
 Deputy Attorney General

1

Abstract of Title from October 11, 1941 to and including October 11, 1961, to Part of the East Half of the Southeast Quarter of Section 18, in Township 16 North, of Range 3 East of the Second Principal Meridian, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said Quarter Section and running west with the North line thereof 1332 feet to the Northwest corner of the East Half of said Quarter Section; thence south with west line of said Half Quarter 798 feet to the Center of the Lafayette Gravel Road; thence with the Center of said Road, South 38 1/4 degrees east 2171 feet to the East line of said Quarter Section; thence North 2515 feet to the beginning, containing 50.65 acres, more or less.

Except, however, that part of above described real estate conveyed to Ethel Tomlinson, in Town Lot Record 958, page 66.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Prepared for: State Highway Department of Indiana.

CONVEYANCES

Deed Record
1035 page 120
Inst.#18545
May 2, 1940
Recorded
May 9, 1940

Mary E. Christian,
unmarried,
to
John W. Esterline -
Warranty Deed
Revenue Stamps
Attached in the
Amount of \$7.50.

A part of the East 1/2 of the Southeast 1/4 of Section 18, in Township 16 North, Range 3 East, more particularly described as follows:

Beginning at the Northeast corner of said Quarter Section and running west with the North line thereof 1332 feet to the Northwest corner of the East Half of said Quarter Section; thence south with West Line of said Half Quarter 798 feet to the Center of the Lafayette Gravel Road; thence with the Center of said Road, South 38 1/4 degrees east 2171 feet to the East line of said Quarter Section; thence north 2515 feet to the beginning, containing 50.65 acres, more or less.

Except, however, a triangular tract of 1 acre in the southeast corner thereof heretofore conveyed to Ethel Tomlison.

2

I 65-3(17)
239

*

SHOWN FOR REFERENCE

Deed Record
958 page 66
Inst.#31343
Oct. --, 1936
Recorded
Nov. 7, 1936

Mary E. Christian,
unmarried,
to
Ethel Tomlison, -

Warranty Deed
Revenue Stamps
Attached in the
Amount of \$.50.

A part of the East 1/2 of the southeast 1/4 of Section 18, Township 16 North, Range 3 East more particularly described as follows, to-wit:

Beginning at a point in the East line of said 1/4 Section 161.71 feet North of the Southeast corner of said 1/2 1/4 Section, said point also being in the center of the Lafayette Pike as now located, thence North upon the East line of said 1/2 1/4 Section 334.67 feet to a point; thence West 260.35 feet to a point in the center line of the Lafayette Pike; thence in a southeasterly direction upon the center line of said road as now located 423.97 feet to the place of beginning, containing 1 acre more or less.

3

Deed Record
1360 page 551
Inst.# 78623
Dec. 28, 1949
Recorded
Dec. 30, 1949

John W. Esterline
an unmarried adult,
to
James C. Esterline

Warranty Deed
No Revenue Stamps
Attached

An undivided 1/4 interest in part of the East Half of the Southeast Quarter of Section 18, in Township 16 North, of Range 3 East of the Second Principal Meridian, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said Quarter Section and running west with the North line thereof 1332 feet to the Northwest corner of the East half of said Quarter Section; thence south with West line of said Half Quarter 798 feet to the Center of the Lafayette Gravel Road; thence with the Center of said Road, South 38 1/4 degrees east 2171 feet to the East line of said Quarter Section; thence north 2515 feet to the beginning, containing 50.65 acres, more or less.

Except, however, that part of above described real estate conveyed to Ethel Tomlinson, in Town Lot Record 958, page 66.

Subject, however, to any legal highways or rights of way.

Subject to the taxes for 1949 payable in 1950, and subsequent taxes.

4

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Deed Record
1361 page 36
Inst.# 78871
Dec. 31, 1949
Recorded
Dec. 31, 1949

5

INDIANAPOLIS, INDIANA

John W. Esterline,
an unmarried adult,
to

Warranty Deed
No Revenue Stamps
Attached

Dorothy Louise Esterline

(Same real estate as in Deed Record 1360 page 551).
Except, however, that part of above described
real estate conveyed to Ethel Tomlinson, in Town Lot
Record 958, page 66.

Subject, however, to any legal highways or rights
of way.

Subject to the taxes for 1949 payable in 1950, and
subsequent taxes.

Deed Record
1362 page 89
Inst.# 2084
Jan. 5, 1950
Recorded
Jan. 13, 1950

6

L. M. BROWN DIVISION

John W. Esterline,
an unmarried adult,
to

Warranty Deed
No Revenue Stamps
Attached

James C. Esterline

(Same real estate as in Deed Record 1360 page 551).
Except, however, that part of above described real
estate conveyed to Ethel Tomlinson, in Town Lot Record
958, page 66.

Subject, however, to any legal highways or rights
of way.

With the 1/4 interest heretofore previously deeded
to this grantee makes in all a 1/2 interest in same.

Subject to the taxes for 1949 payable in 1950,
and subsequent taxes.

Deed Record
1362 page 90
Inst.# 2085
Jan. 12, 1950
Recorded
Jan. 13, 1950

7

Lawyers Title Insurance Corporation

John W. Esterline,
an unmarried adult,
to

Warranty Deed
No Revenue Stamps
Attached

Dorothy Louise Esterline

(Same real estate as in Deed Record 1360 page 551).
Except, however, that part of above described real
estate conveyed to Ethel Tomlinson, in Town Lot Record
958, page 66.

Subject, however, to any legal highways or rights of
way.

Subject to the taxes for the year 1949 payable in 1950.
With the transfer of this undivided 1/4 interest the
grantor herein is completely divested of all of his right
and title in the above described real estate.

1/2 Dorothy
1/2 Louise

Deed Record
1934 page 561
Inst. #28368
May 12, 1958
Recorded
May 13, 1958

INDIANAPOLIS, INDIANA

James C. Esterline et ux.,
and
Frederick B. Cline et al.,
for sale of real estate
in Marion County, Indiana

Contract

8

THIS AGREEMENT, made this 12 day of May, 1958,
by James C. Esterline and Dorothy Louise Esterline, his
wife, the Sellers, and Frederick B. Cline and Florence
T. Cline, his wife, and George H. A. Clowes and Edith W.
Clowes, his wife, the Buyers, all of Marion County,
Indiana,

Witnesseth: That

WHEREAS, the Sellers own the following described real
estate in Marion County, Indiana:

Part of the East half of the southeast quarter of
Section 18, Township 16 North, Range 3 East, beginning
at the northeast corner of said Quarter, thence west
along the north line thereof 1332 feet to the northwest
corner of the east half of said quarter, thence South
along the west line of said east half 798 feet to the
Center of the Lafayette Gravel Road, thence
along the center of said road south 38 1/4 degrees
east, 2171 feet to the east line of said quarter,
thence north along said east line 2515 feet to the
place of beginning, containing 50.65 acres more
or less;

Except, however, that part of said real estate
conveyed to Ethel Tomlinson, by deed recorded in
Town Lot Record 958, page 66, in the Office of the
Recorder of Marion County and described as follows:
Part of the east half of the southeast quarter of
Section 18, Township 16 North, Range 3 East, beginning
at a point in the east line of said east half 161.71
feet north of the southeast corner thereof, said point
also being in the center of Lafayette Pike; thence
north along the east line of said east half 334.63
feet, thence west 260.35 feet to the center line of
the Lafayette Pike; thence southeasterly along said
center line 423.97 feet to the place of beginning,
containing one acre, more or less.
(For further particulars see instrument).

L. M. BROWN DIVISION

Lauyers Title Insurance Corporation

9

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

None found unsatisfied of record filed within the
period of this search.

10

#105,000
#30,450 due
#5000/yr

Lawyers Title Insurance Corporation - L. M. BROWN DIVISION - INDIANAPOLIS, INDIANA

11

MECHANICS' LIENS.

None found unsatisfied of record filed within the period of this search.

12

OLD AGE ASSISTANCE LIENS.

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find none.

13

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

14

JUDGMENTS.

Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

James C. Esterline and Dorothy Louise Esterline, individually, for 10 years last past.
None found unsatisfied.

15

ASSESSMENTS

None found unsatisfied of record which became a lien within the period of this search.

453770

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

TAXES

16

Taxes for the year 1959, and prior years, paid in full.

17

Taxes for the year 1960, assessed in the name of Dorothy Louise Esterline

ASSESSED VALUATION:

| | |
|---------------|------------|
| Land | \$ 4960.00 |
| Improvements | \$ 3930.00 |
| Exemption | \$ - - - - |
| Net Valuation | \$ 8890.00 |

Parcel No. 324

General Tax Duplicate No. 106200

Pike Township

are due and payable the first Monday in May and November, 1961.

May installment \$265.89 paid

Nov. installment \$265.89 paid

18

Taxes for the year 1961, became a lien March 1st, and are due and payable in May and November, of the year, 1962.

T-45-3(17)
#39

453770

19

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied uncumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is
from October 11, 1941 to and including
October 11, 1961

and covers Paragraphs No. 1 to 19
both inclusive, and Sheets No. 1
to 7 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION,
L. M. BROWN TITLE DIVISION

By *M. L. Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET — PHONE MELROSE 8-6401 — INDIANAPOLIS 4, INDIANA

453770

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

State Highway Department of
Indiana

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including October 11, 1961
and all other Divisions of the State of Indiana down to and including October 11, 1961

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

James C. Esterline

Dorothy Louise Esterline

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated October 11, 1961

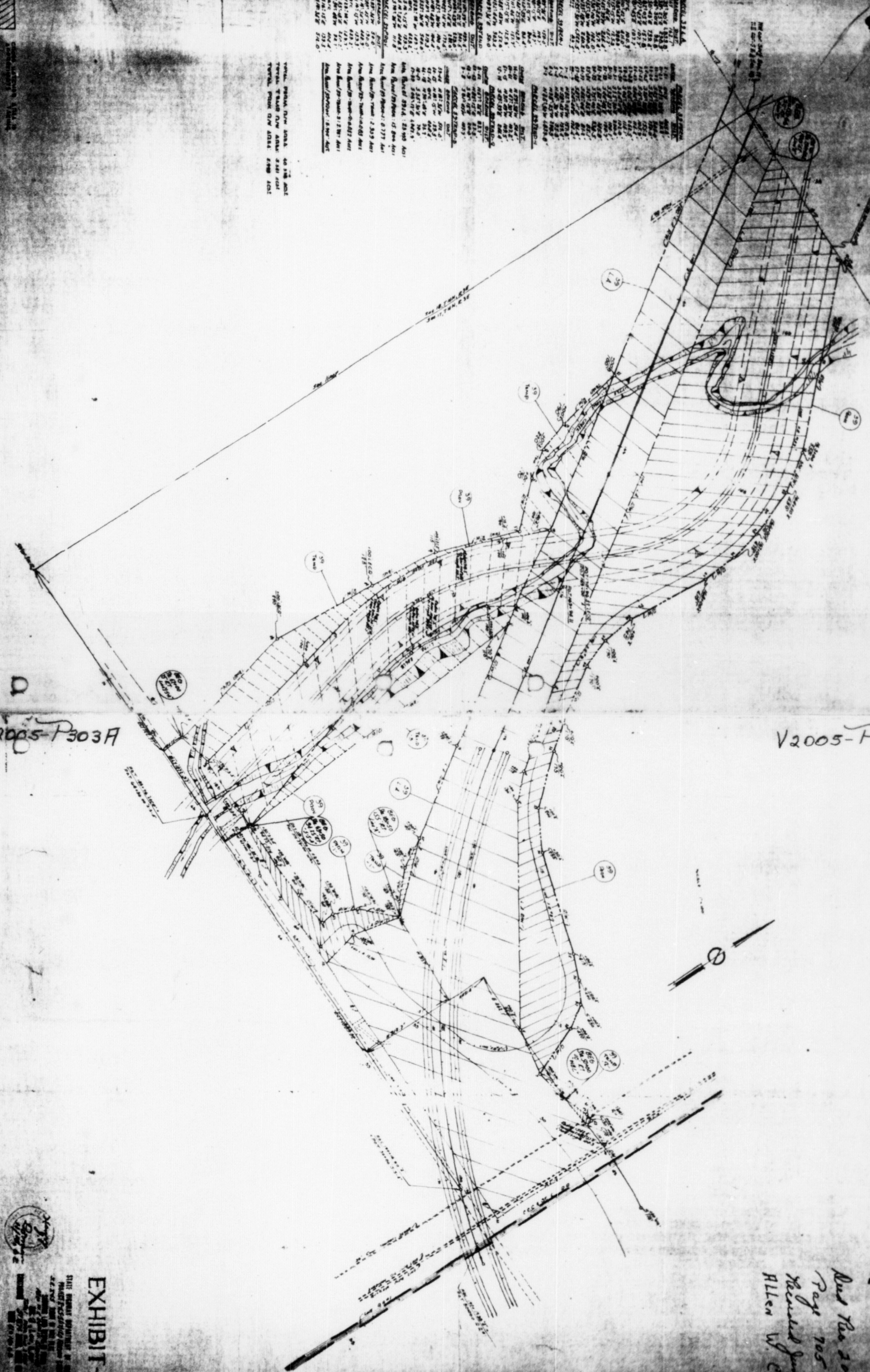
By

M. L. Sullivan

V2005-P304

V2005-P304A

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V2005-P303A

V2005-P303 10750

EXHIBIT A

STATE ENGINEER'S OFFICE
 PROFESSIONAL ENGINEER
 LICENSE NO. 12345
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA



DESS REFERENCE

Red File 200
 Page 105
 Revised June 2001
 Allen W. El...

PARCEL NO 39 A
PROJECT NO. I-65-3 (17) 120
ROAD I-65

OWNER: DOROTHY L. ESTERLINE
DRAWN BY R. D. F. CHECKED BY
DEED RECORD 1362 PAGE 90 DTD, 1-12-50



CROSSHATCHED
AREA IS
APPROX. TAKE

COUNTY : MARION
TOWNSHIP : PIKE
SECTION : 18
T : 16N
R : 3E

SCALE 1" = 330'

