

66 26404

C. No. fee

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 59

This Indenture Witnesseth, That **OLYMPIC INVESTMENT COMPANY INCORPORATED**

of **MARION** County, in the State of **INDIANA** Convey and Warrant to

the STATE OF INDIANA for and in consideration of **FOUR THOUSAND SEVEN HUNDRED** -----

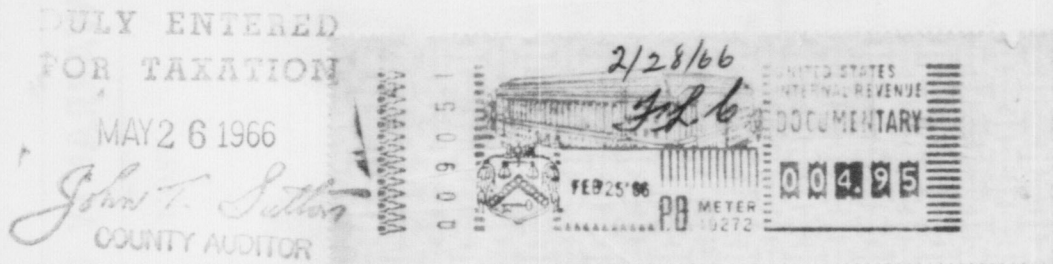
----- **\$4,700.00** ----- Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION** County in the State of Indiana, to wit:

PART OF LOTS 23 AND 24 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGES 253 AND 254, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TOWIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 24, 35 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24; THENCE WEST PARALLEL TO AND 35 FEET SOUTH OF THE NORTH LINE OF SAID LOT 24, 89.17 FEET; THENCE SOUTH 23.4 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 24, 90 FEET TO A POINT IN THE EAST LINE OF SAID LOT 23, 58.4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24; THENCE NORTH UPON AND ALONG THE EAST LINES OF SAID LOTS 23 AND 24, 23.4 FEET TO THE PLACE OF BEGINNING. ALSO 5 FEET EAST OF AND ADJOINING SAID ABOVE DESCRIBED PART OF LOTS 23 AND 24, BEING A PORTION OF UNION STREET HERETOFORE VACATED AS SHOWN IN TOWN LOT RECORD 26 PAGE 251.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.

*A 93609
A 93610
4-14
19-66*
Paid by War
Dated



4.95

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

*920
3-4-66*

In Witness Whereof, the said **OLYMPIC INVESTMENT COMPANY INCORPORATED** have hereunto set ~~THEIR~~ hands and seals, this **23** day of **FEBRUARY** 19**66**

..... (Seal) (Seal)
..... (Seal) **OLYMPIC INVESTMENT COMPANY INCORPORATED** (Seal)
..... (Seal) *George A. Dale* (Seal)
..... (Seal) **GEORGE A DALE (PRES)** (Seal)
..... (Seal) *Nick G. Ricos* (Seal)
..... (Seal) **ATTEST: NICK G. RICOS (SEC)** (Seal)

SDK **26404**

This Instrument Prepared by **S. W. BURRELL** 6-18-65

MAR 26 1966

66 26404

STATE OF INDIANA, _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, A. D. 19____; personally appeared the within named _____ Grantor _____ in the above conveyance, and acknowledged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____ Notary Public

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of FEBRUARY, A. D. 1966; personally appeared the within named George A. Hale and Nick G. Ricco - Olympic Investment Company (PRESIDENT) (SECRET) Incorporated Grantor 5 in the above conveyance, and acknowledged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires OCTOBER 21, 1969 Frank L. Cullivan Sr. Notary Public
FRANK L. CULLIVAN SR.

STATE OF INDIANA

Olympic Invest Co 1106 Union St

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 59, Project No. T-203-52) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration therefor as directed in claim voucher providing for payment for said deed, this 10 day of May, 1966.

William Roger O'Herren (Seal) _____ (Seal)
John T. Sutton (Seal) _____ (Seal)

State of Indiana)
County of Marion)

SS:

1966 MAY 26 AM 9:26

MARCIA H. HAWTHORNE
RECORDS OF MARION COUNTY

Personally appeared before me William Roger O'Herren above named and duly acknowledged the execution of the above release the 10th day of May, 1966.

Witness my hand and official seal.

My commission expires 11/14/66

Nellie M. Passo
Notary Public
Nellie M. Passo

66 26404

Date Hi way 29

ENVELOPE

DULY ENTERED
FOR TAXATION

MAY 26 1966

John T. Sutton
COUNTY AUDITOR

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

4-18

1966

To Olympic Investment Company, Incorporated
 Union Federal Savings & Loan Association
 124 N. Delaware Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. 193609 4-14 1966
 in settlement of the following vouchers: Transmittal #117

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated February 23, 1966 Parcel #59	\$4,300.00

PLEASE RECEIPT AND RETURN

Received Payment: 8Date 5-10-66

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

4 18 1966

To Olympic Investment Company, Incorporated
124 N. Delaware Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 93610 4-14 1966
in settlement of the following vouchers: Transmittal #117

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated February 23, 1966 Parcel #59 Escrow</i>	\$400.00

PLEASE RECEIPT AND RETURN

Received Payment: Groy A. Roe, V. Pres.Date 7/29/66

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

William Haskin,
Contract Buyer

Project I-70-3(52)
Parcel No. 59
Road I-70
County Marion
Owner Olympic Investment Co.
Address 1106 Union Street
Address of Appraised Property:
1106 Union Street

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Dec. 22, 1965
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of Dec. 22, 1965:
(Date)

Estimate of Appraisers:

	By: <u>Crone</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>4,700</u>	\$	\$ <u>4,700</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>4,700</u>	\$	\$ <u>4,700</u>
(1) Land and/or improvements	\$ <u>4,700</u>	\$	\$ <u>4,700</u>
(2) Damages	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
(3) Less non-compensable items	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
(4) Estimated Total Compensation	\$ <u>4,700</u>	\$	\$ <u>4,700</u>

Approved	Date	Signed
Rev. Appr.	<u>12-22-65</u>	<u>Phillip D. York</u>
Asst. or Chief Appr.	<u>12-28-65</u>	<u>James H. Park</u>
	<u>12-30-65</u>	<u>J. E. Bellenger</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

PROJECT # F-70-3 (52) PARCEL # 59 COUNTY Merion

NAME & ADDRESS OF OWNER OLYMPIC Investment Co. Inc.

124 N. Delaware Indpls, Ind PHONE #

NAME & ADDRESS OF PERSON CONTACTED Mr Dale and Mr Ricos Pres and

Sec of Olympic Investment Co. Inc. PHONE # Me 2-6671

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12/30/65 DATE OF CONTACT 2/23/66

OFFER \$ 4700 TIME OF CONTACT 11:30 AM.

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. ____?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Mr Cullivan met with Mr Dale and Ricos to purchase the above property. Mr Dale and Mr Ricos signed the Vouchers, Agreement for Possession, Warranty Deed, and Inc. papers. Mr Cullivan left copies of Warranty Deed, Receipt for Warranty Deed, Agreement for possession, and a Key Letter

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? Stated

Distribution Made
(1) Parcel (1) Weekly Summary
() Owner () Other, Specify:

me 3-4385
Frank L Cullivan
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I-70-3-(52) PARCEL # 59 COUNTY Merion

NAME & ADDRESS OF OWNER Olympic Investment Co. Inc.
1106 Union St. Indpls, Ind PHONE #

NAME & ADDRESS OF PERSON CONTACTED Mr Dale 124 N. Delaware
Indpls Ind PHONE #

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12/30/65 DATE OF CONTACT 2/16/66

OFFER \$ 4700 TIME OF CONTACT 10:00am

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. __?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Mr Cullison contacted Mr Dale who represents Olympic Investment Co. Inc. he stated that the property has been signed back to the Olympic Investment Co. Inc. by the contract buyer. This has been turned over to an attorney who has been informed by Mr Dale to contact Mr. Cullison

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? _____

Distribution Made

- (1) Parcel (1) Weekly Summary
- () Owner (X) Other, Specify: Mr. Dale

me 3-4385
Frank L. Cullison Jr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3 (52) PARCEL # 59 COUNTY Marion

NAME & ADDRESS OF OWNER Olympic Investment Company Inc
1106 Union PHONE # Me-9-1533

NAME & ADDRESS OF PERSON CONTACTED William and Mary Rose
Gaskin 1106 Union PHONE # Me-2-6671

(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED 12/30/65 DATE OF CONTACT 1/12/66
OFFER \$ 4700.00 TIME OF CONTACT 6:00 PM

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () Showed plans, explained take, made offer, etc.?
- 3. () () Any mortgage? (Is it VA, FHA, FNMA, Fed.Ld. Bk., Conv'l.?)
- 4. () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () Filled out RAAP Form?
- 6. () () Walked over property with owner (or who?)
- 7. () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () Explained Eminent Domain Procedures?

REMARKS: Mr. Cullivan contacted the Gaskins and explained the State Highway wished to purchase their property. Mr Cullivan explained the steps to be taken if they wished to sell the property. Mr & Mrs. Gaskin will study this over and call Mr. Cullivan

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? Stated

Distribution Made
(1) Parcel (1) Weekly Summary
(1) Owner () Other, Specify:

me 3-4385
Frank L. Cullivan Sr
(Signature)

No. 415595

ABSTRACT OF TITLE

TO

Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence west parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet, thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also 5 feet east of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

*Union Title Co.
By: [Signature]
Comm. [Signature]
RM*

*Quit
RM*

Prepared for CELTIC FEDERAL SAVINGS AND LOAN ASSOCIATION OF INDIANAPOLIS, INDIANA.

BY

UNION TITLE COMPANY

INCORPORATED

CAPITAL STOCK \$1,000,000.00

ABSTRACTS OF TITLE, TITLE INSURANCE, ESCROWS

188 EAST MARKET STREET — MARKET 2361-B

Indianapolis, Indiana

OFFICERS

WILLIS N. COVAL
CHAIRMAN OF THE BOARD

ALBERT M. BRISTOR
PRESIDENT

H. E. STONECIPHER
SECRETARY

G. W. THOMPSON
TREASURER

VERN E. BUNDRIDGE
MANAGER

DIRECTORS

ALBERT M. BRISTOR
ALBERT F. BROMLEY
VERN E. BUNDRIDGE
WILLIS N. COVAL
GEORGE B. ELLIOTT
GEORGE C. FORREY, JR.
FRANK P. HUSE
JOHN E. PARRY
GEORGE SADLER
TIMOTHY P. SEXTON
GEORGE W. SNYDER
H. E. STONECIPHER
G. W. THOMPSON
LEO P. WELCH

HISTORICAL NOTES. The title to all real estate in Marion County, Indiana, is derived from the United States. An epitome of the fee title to these lands, prior to the local records of the county, is as follows: Spain, France and Great Britain asserted sovereignty over the territory, now forming the State of Indiana; Spain, by virtue of the discovery of America, by Columbus, the discoveries by Ponce de Leon, in 1512, and Hernando de Soto between 1538 and 1542; France, by virtue of the explorations of Verrazzani in 1524, Carter and LaSalle; and Great Britain, by virtue of the explorations by the Cabots, in 1497, acquisition from the Indian Confederacy, and actual occupancy. Despite the claims based on priority of discovery, exploration and occupancy, the title vested in the nation strongest in military power. By the terms of the Treaty of Paris, February 18, 1763, between said countries, Great Britain was ceded all lands in the State of Indiana. The title of Great Britain to said territory passed to the United States by the Treaty of September 3, 1783, ratified by Congress, January 14, 1784. Virginia, Connecticut, New York and Massachusetts were claimants of the vacant lands north and west of the River Ohio. Whatever rights existed were compromised, and deeds of cession were made to the United States. The conveyance by Virginia, the only state recognized to have a valid claim on lands in Marion County, was accepted by Congress March 1, 1784.

(OVER)

INDIAN CLAIMS. The original possessory title to said lands was held by the Indians. The Weas, Delawares, Miamis, and Kickapoos were the only tribes recognized as having substantial rights, and their claims were extinguished by cessions dated October 2, 3 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 185, 186, 188, 189, and 200.

TERRITORIAL GOVERNMENT. The maintenance of a government, in the Territory of the United States Northwest of the River Ohio, was provided for by a series of Resolutions of April 23, 1784. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 1815. An Enabling Act was approved by Congress, April 19, 1816. 3 U. S. Statutes at Large, p. 289. Elections were held May 13, 1816, for delegates to the Constitutional Convention. The convention met June 10, and on June 29, 1816, approved the Constitution. R. S. 1824, p. 33. The State Government superseded Territorial Government, November 7, 1816, and Indiana was formally admitted into the Union by a joint Resolution of Congress, approved December 11, 1816. 3 U. S. Statutes at Large, p. 399.

ORGANIZATION OF COUNTY. Marion County lands were included within the boundaries of Delaware County, organized January 20, 1820, Acts 1820, p. 95. Marion County was organized December 31, 1821, Acts 1821-2, p. 135. The boundary lines of Marion County were corrected and established January 7, 1824, Acts 1824, p. 52.

CITY OF INDIANAPOLIS. By act of Congress, approved April 19, 1816, hereinbefore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816. R. S. 1824, p. 33. By act of Congress, approved March 3, 1819, it was provided that instead of 4 sections, "Any contiguous quarter sections, fractions, or parts of sections, not to exceed in the whole the quantity contained in 4 entire sections," were to be selected under the direction of the Legislature. 3 U. S. Statutes at Large, p. 516. By Act, approved January 11, 1820, Commissioners were appointed by the General Assembly to select and locate a seat for the permanent seat of Government of the State of Indiana. Acts 1819, p. 18. Commissioners reported, June 7, 1820, selection of sections 1 and 12 east and west fractional sections, numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by a North and South line as will complete 4 entire sections, or 2,560 acres in Township 15 North, Range 3 East of the Second Principal Meridian. House Journal 1820-1821, p. 25. According to the returns of the United States Surveyors, section 1 contains 658.20, section 2, 611.53, section 12, 640 acres, and section 11, on the east side of White River, 448.20 acres, leaving 202.07 acres to be taken out of section 3. The Act approved January 6, 1821, approved the selection of the above described land, provided for the appointment of three Commissioners, to lay out a town on such part of the land selected, as they deemed most proper, provided for the sale of lots, the appointment of agents and authorized the execution of certificates and deeds by said agents. Said act further provided, "that said town shall be called, and known by the name of Indianapolis." Acts 1820, p. 44. The original survey of the town, as made in the year 1821, included within North, South, East and West streets, embracing squares 1 to 101 inc., which were all divided into lots. By Act approved November 28, 1821, the acts and proceedings of the commissioners were legalized. Acts 1821-2, p. 18. By Act, approved January 3, 1822, it was provided that the agent lay off in lots from 5 to 20 acres, the fraction of land lying west of the west fork of White River, opposite Indianapolis, and which is within the Donation. Said Agent was authorized to sell any part of the unappropriated Donation, not exceeding 2 acres, to any person or persons, for the purpose of making bricks for the improvement of the town. Acts 1821-2, p. 129. A square tract of 2 acres was platted and sold as a brick yard and designated "H" on the map. By act, approved January 20, 1824, Indianapolis was adopted and established as the permanent seat of Government, upon, from, and after the 2nd Monday in January, 1825. Acts 1824, p. 10. The Act, approved January 31, 1824, authorized the Agent to lay out on the North and South sides of the town plat, 20 out-lots of the same size as the squares in said town plat, and to offer said out-lots for sale. Acts 1824, p. 88. By the Act, approved February 12, 1825, the Agent was required to lay off one more tier of out-lots on the North and South sides of the said town, of the same size and dimensions of the 20 out-lots provided for in the foregoing Act. Acts 1825, p. 3. An Act, approved January 26, 1827, authorized the Agent to sell a quantity of ground not exceeding 7 acres, on White River and adjoining thereto, either above, or below the Ferry, on said river, to be by said Agent laid off and surveyed, in such form and manner as in his opinion will best answer the purpose designed; which piece of land shall be sold for the purpose of affording a site for the erection of a steam mill, etc. Acts 1827, p. 3. This tract is designated "Steam Mill" on the map. By an Act, approved January 26, 1827, all the alleys passing through squares 1 to 20 inc., 80, 84, 85 and 90 to 101 inc., were vacated and the Agent was granted authority to divide squares 80, 84 and 85. Acts 1827, p. 5. Within the surveys, including that necessitated by the Act of 1827, the streets are 90 feet wide, except Washington, which is 120 feet, and Circle, which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet, including the alleys, and contain 4-100 acres. The lots in the regular squares are 67 feet 6 inches in front, and 195 feet in depth where they abut on 30-foot alleys; where they abut on 15-foot alleys, they are 65 feet in front and 202 feet and 6 inches in depth. By Act, approved February 9, 1831, the Agent was required to cause the lands around the Town of Indianapolis, belonging to the State, to be accurately surveyed and divided into lots, according to the plan designated on the plat presented by the said Agent, and cause the corners and boundaries thereof to be distinctly marked and numbered. Acts 1830-1, p. 82. A "Map of Indianapolis and Its Environs" as originally drawn by B. F. Morris, surveyor, was filed by E. Sharpe, Agent, July 5, 1831, in the Recorder's office of Marion County. A verified copy of the same is now of record in said office.

In the Survey of the Remaining part of the Donation, authorized by the law of 1831, the lines of the original survey of the town are assumed as having been run according to the true Meridian, and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time, by the instrument used is 3 degrees, 25 minutes, east. The lines on the west side of the River are run at a variation of 5 degrees, 30 minutes, as corresponding more exactly with the congressional surveys, Washington street is continued west to the River and east with the National Road, to the Boundary of the Donation, 120 feet wide. The National Road, after leaving Washington street, is 80 feet wide. The Michigan Road is 100 feet. The continuation of Kentucky, Massachusetts, Virginia, New Jersey, north, and Delaware, Pennsylvania, Meridian and Illinois streets, south, are respectively 80 feet wide; the Fort Wayne, Madison and Bluff Roads are severally 80 feet wide. The continuation of Market and New York streets, east, North street, west, and the Lafayette Road are severally 60 feet wide. Water street is 99 feet wide, between the River and lots 135, 136, 139, and the South end of 145; at the North end of 145 it is 118 feet wide. The Act of February 2, 1841, appointed the State Librarian ex officio Agent of State, and made such officer custodian of all books and papers of every description, relating to the affairs of the Town of Indianapolis. Acts 1841, p. 114. By Act of January 15, 1844, all books, papers and maps were placed in the custody of the Auditor of State and said act further provided: "All final or partial payments of lots in Indianapolis shall hereafter be made to the State Treasurer, upon the statement of the Auditor and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor." Acts 1844, p. 103.

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as hereinbefore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By Acts, approved January 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1824, the lands were vested in such corporation. By an Act of Congress, approved May 24, 1828, the Legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all or any part of the lands heretofore reserved and appropriated by Congress for the use of the schools within said state. 4 U. S. Statutes at Large, p. 298. Provisions for the sale of such lands, and authority for certain officers to execute deeds were provided, by the Acts of 1829, 1831, 1843, 1852 and 1865. R. S. 1824, p. 379; Acts 1829, p. 120; R. S. 1831, p. 463; R. S. 1843; Article 13, R. S. 1852, p. 450; Acts 1865, p. 16.

415595

Land Record
E page 395
May 9, 1835
Recorded
May 25, 1835

Ebenezer Sharpe, Agent of the State of Indiana, for the Town of Indianapolis, for and in behalf of the said State of Indiana,

Deed

-2-

to
James E. McClure, his heirs and assigns

Out Lot 118 containing 13.18 acres, also Lot 119 containing 11.18 acres, and other real estate.

Deed recites:

WITNESSETH, that the said Agent for and in behalf of the State of Indiana, in pursuance of the provisions of the law of Indiana, entitled an Act appointing Commissioners to lay off a Town on the site selected for the permanent seat of Government approved Jany. 6, 1821.

Land Record
G page 450
Jan. 27, 1836
Recorded
Aug. 31, 1836

John E. McClure, and
Martha H. McClure, his wife,

Warranty Deed

to

Nicholas McCarty, and
Calvin Fletcher, their heirs and assigns

-3-

- Lot 118 containing 13.08 acres, also - Lot 119 containing 11.18 acres.
(And other real estate.)

Land Record
N page 210
Feb. 15, 1842
Recorded
Feb. 18, 1842

Nicholas McCarty, and
Margaret McCarty, wife of
the said Nicholas McCarty,

Warranty Deed

to

John Siter, his heirs and assigns

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All the right, title and interest being the undivided half of the said party of the first part of, in and to the certain other tracts, lots, in said Town of Indianapolis, known and described as follows:

- Lot 118 containing 13.08 acres, - Lot 119, containing 11.18 acres.

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Land Record
Q page 279
May 14, 1846
Recorded
May 27, 1846

Calvin Fletcher, and
Sarah H. Fletcher, wife of
said Calvin Fletcher,
to
John Siter, his heirs and
assigns

Quit Claim Deed

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All our title, interest and estate, legal and equitable in the following premises with the appurtenances situate in Marion County, in the State of Indiana, described as follows, viz: - Lot 118 containing 13.08 acres, also - Lot 119 containing 11.18 acres.

(And other real estate.)

Land Record
C.C. page 546
Nov. 30, 1852
Recorded
Jan. 6, 1853

John Siter, and
Maria Siter, his wife,
to
Nicholas McCarty, his
heirs and assigns

Warranty Deed

-6-

Out Lot 118 containing thirteen 8/100 acres, more or less; Out Lot 119 containing 11.18 acres, more or less.

(And other real estate.)

Town Lot Record
1 page 191
June 6, 1853
Recorded
Sept. 26, 1853

John Siter, and
Maria Siter, his wife,
to
Nicholas McCarty, his
heirs and assigns

Warranty Deed

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Out Lot 118 containing 13.08 acres, more or less. Out Lot 119 containing 11.18 acres, more or less, and other real estate, all of which said Lots are situate in the Donation Lands adjoining the City of Indianapolis.

And this deed of conveyance is made in lieu of and to correct all mistakes of description occurring in the deed from the parties of the first part herein to the party of the second part herein for the same tracts of land dated November 30, 1852.

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Nicholas McCarty died intestate May 17, 1854.

IN THE COMMON PLEAS COURT OF MARION COUNTY

Index of Estates
M to Z
Estate No. 1017
Complete Record
11 page 66

IN THE MATTER OF THE ESTATE OF NICHOLAS McCARTY,
DECEASED.

June 3, 1854. Margaret McCarty was duly appointed and qualified as Administratrix of the Estate of Nicholas McCarty, deceased.

Order Book 7, page 463.

January 7, 1860, Final settlement filed and estate closed.

Order Book 9, page 83.

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Misc. Record
17 page 11
Sept. 7, 1881
Recorded
Jan. 23, 1893

STATE OF INDIANA, MARION COUNTY, SS:

I, Henry Day, the undersigned being duly sworn according to law says that ever since the year 1857, I was acquainted with the family of the Nicholas McCarty to whom the Agent of the State deeded Out Lot 120 in the City of Indianapolis, Indiana, on the 2nd day of May, 1835, which deed is recorded on page 535 of Marion County Deed Record D; that said Nicholas McCarty died previous to the Fall of 1854, that he left Margaret McCarty, his widow surviving him, that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty, and Susannah McCarty, who subsequently married affiant; that he left surviving him no grand children by deceased sons or daughters.

That the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864, and that the said Susannah McCarty, affiant's wife, was of age on the 9th day of February, 1864.

Henry Day

Subscribed and sworn to before me this 7th day of September, 1881.

William Watson Wollen,
Notary Public

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IN THE COMMON PLEAS COURT OF MARION COUNTY

Cause #102
 Filed
 June 23, 1854
 Complete Record
 4 page 159

Margaret McCarty,
 vs
 Susanna McCarty,
 Margaret R. McCarty,
 Nicholas McCarty, Jr. and
 Frances J. McCarty

Petition for
 Partition

-11-

Your petitioner Margaret McCarty of said County would respectfully represent that one Nicholas McCarty, late of said County, died leaving as his heirs at law him surviving your petitioner Margaret McCarty, his widow; and children, Susanna McCarty, Margaret R. McCarty, Nicholas McCarty, Jr. and Frances J. McCarty, the said Nicholas and Frances J. being then and now infants within the age of 21 years; that said decedent died possessed of personal property sufficient to pay all of his debts. That he died seized of the following real estate situate in said County, to-wit:

Out Lots Nos. 112, 113, 114, 118, 119 & 120 in the City of Indianapolis.

(Also other real estate.)

That your petitioner as the widow of said decedent is the owner of one third undivided of said premises in fee simple and the said children before named are as heirs of the deceased, are the joint owners of the remaining two thirds undivided.

Your petitioner therefore asks that the said Susanna McCarty, Margaret R. McCarty, Nicholas J. McCarty, and Frances J. McCarty may be made defendants hereto and that the one third part of said premises may be assigned and set off in severalty to your petitioner and Commissioners appointed to make such partition.

June 23, 1854. Summons issued and returned showing that Susanna McCarty, Margaret R. McCarty, Nicholas McCarty, Jr. and Frances J. McCarty were served by reading on June 23, 1854.

July 21, 1854. Lucien Barbour appointed Guardian ad litem for infant defendants Nicholas McCarty, Jr. and Frances J. McCarty and filed answer in general denial on their behalf.

October 13, 1854. This day comes the petitioner by Newcomb & Harvey, her Attorneys. And it appears to the satisfaction of the Court by the return of the Sheriff on the writ of summons herein issued, that the said defendants have been duly served with process more than ten days before the first day of the present term of this Court, which writ of Summons and the Sheriff's return indorsed thereon are in these words, (here insert them).

And thereupon said defendants Susanna McCarty, and Margaret R. McCarty are each three times called

and comes not, but make default, whereby said petition as to said defendants Susanna and Margaret R. remains unanswered and undefended.

And on motion of the petitioner Lucien Barbour is by the Court appointed Guardian ad litem for said defendants Nicholas McCarty, Jun. and Frances J. McCarty, who are infants within the age of twenty one years. And said Lucien Barbour now comes into open Court, accepts said appointment, and files his answer as such guardian ad litem, in these words, (here insert).

And thereupon this cause is by agreement submitted to the Court for judgment upon the petition, default of said adult defendants, the answer of said guardian ad litem, and the evidence adduced, and the Court after hearing the evidence and being sufficiently advised in the premises, find the matters and things set forth and charged in said petition to be true; that the said petitioner Margaret McCarty is the widow of said Nicholas McCarty, deceased, who died seized in fee of the premises named and described in said petition, and as such widow she, the said Margaret McCarty, is the owner in fee simple of the undivided one third part of said premises and it appears to the satisfaction of the Court that partition of said premises ought to be made in accordance with the prayer of said petitioner.

It is therefore adjudged by the Court that partition be made of said premises, and that one third part of said premises, to wit: Out Lots 112, 113, 114, 118, 119 & 120 in the City of Indianapolis, (also other real estate) be assigned and set off to the said petitioner Margaret McCarty, in severalty, forever.

And the Court now appoints James Blake, Andrew Wilson and James Wood, three disinterested freeholders of the County of Marion, not of kin to any of the parties, Commissioners to make partition of said premises in pursuance of the foregoing judgment.

And it is ordered that said Commissioners make report thereof unto this Court, at the next term thereof, until when further proceedings herein are continued.

Order Book 2, page 148.

Commissioners sworn and oath filed.

Commissioners report they proceeded to make partition of said premises in accordance with said Order and have assigned and set off to the said Margaret McCarty her heirs and assigns in severalty forever, for and in full of her one third part of the premises aforesaid the following described tracts and parcels of land with the apputenances the same being parts and parcels above described, to wit:

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Out Blocks 112, 118 and 119 all in McCarty's Addition to the City of Indianapolis.

(Also other real estate.)

In pursuance of the order of said Court hereto attached. Partition approved.

Plat Book
1 pages 253 and
254.
Dec. 20, 1854
Recorded
Dec. 21, 1854

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PLAT OF MARGARET MCCARTY'S SUBDIVISION OF OUT LOT 119 AND WEST PART OF OUT LOT 118 IN THE CITY OF INDIANAPOLIS.

DESCRIPTION: The above Out Lot 119 and west part of 118 are subdivided into 63 lots, Lot 1 is 42 feet wide and 184, 1/2 feet deep. Lots from 2 to 17 inclusive are respectively 42 feet wide and 174, 1/2 feet deep. Lot 18 is 64 feet wide in front and 73 1/2 ft. in rear and is 179 1/2 feet deep. Lots from 19 to 32 inclusive are respectively 42 feet wide and 179, 1/2 feet deep. Lot 33 is 42 feet - and 184, 1/2 feet deep. Lot 34 is 42 feet wide and 150 feet deep. Lots from 35 to 48 inclusive are respectively 42 feet wide and 145 deep. Lot 49 is 60 feet wide in front and 52, 1/3 feet in rear and 145 feet deep. Lot 50 is 55, 1/3 feet wide in front and 63 feet in the rear and 144 feet deep on south side and 146 feet 7 inches on north side. Lots from 51 to 64 inclusive are all 42 feet wide and depths are marked on the plat. Lot 65 is 42 feet wide and 195 feet 5 inches deep. A strip of ground 10 feet wide is given off the west side of Out Lot 119 to widen the Bluff Road as exhibited by the dotted line on the plat.

The width of street and alleys are marked on the plat.

Margaret McCarty (Seal)

(Acknowledged by Margaret McCarty on Dec. 20, 1854 before William Sullivan, a Justice of the Peace.)

Town Lot Record
479 page 142
June 8, 1911
Recorded
June 12, 1911

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STATE OF INDIANA, MARION COUNTY, SS:

Comes now Nicholas McCarty who being first duly sworn on his oath says that he is a son of Margaret McCarty who on Jan. 4, 1861, was the owner of Lot 22 in McCarty's Subdivision of Out Lot 119 and part of Out Lot 118 in the City of Indianapolis, Indiana, and who on that date conveyed said real estate to the Trustee of the First Baptist Church of Indianapolis, and their successors which deed appears of record in Deed

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Record 13, page 15, of the Marion County Recorders Office. And affiant says that his mother was a widow on said date. That she became a widow by the death of her husband, Nicholas McCarty, Sr., the father of this affiant, on or about the 17th day of May, 1854, and that she remained unmarried from date until her death on the 18th day of Feby, 1873.

Nicholas McCarty

Subscribed and sworn to this 8th day of June, 1911.

Fred Seinsticker (LS)
Notary Public

Town Lot Record
18 page 139
Apr. 21, 1863
Recorded
June 1, 1863

Margaret McCarty -
to
John Hillman

Warranty Deed

Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and of the west part of Out Lot 118, in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's office of said County of Marion.

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VACATION

Town Lot Record
26 page 251
Aug. 14, 1865
Recorded
Oct. 21, 1865

Transcript of proceedings had before the Common Council of the City of Indianapolis, in the matter of vacating parts of Union Street. The proposed vacation was more particularly described as follows, to wit:

5 feet in width of that portion of Union Street lying on the west side of the east line thereof, and running in length from Ray Street to the Corporation line south, making the east line of said Street parallel to the east line of said street north of Ray Street and 5 feet in width of that portion of Union Street lying on the east side of the west line thereof, and running in length from Ray Street to the Corporation line south, making the west line of said Street parallel to the west line of said street north of Ray Street, thus giving an uniform width of 60 feet to Union Street from Merrill Street to the Corporation line.

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On petition of the property owners residing on Union Street for the vacating of the above described portion of Union Street, after notice had been published and posted and no persons appearing to object, same was ordered and decreed vacated by the Common Council of the City of Indianapolis, on October 19, 1865.

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John Hillman died testate August 20, 1892.

Will Record
L page 127
Probated
Aug. 29, 1892

LAST WILL AND TESTAMENT OF JOHN HILLMAN, DECEASED.

I, John Hillman of the City of Indianapolis, County of Marion and State of Indiana, do make this my last will and testament and hereby revoke any and all former wills by me made.

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I give, bequeath and devise to my beloved wife, Frederica Hillman, all my personal and real property of every description wherever located, to have and to hold for her own free use and benefit without any let or hindrance during the time she shall remain my widow. If my widow does not remarry, then at her death, I give and devise to my children Sophia A. Hillman Fournace, William F. Hillman, Frederick W. Hillman and Charles T. Hillman all my estate remaining to be divided among them share and share alike.

But if my widow shall re-marry, in that event, I give, bequeath and devise to her one third of all my estate both personal and real in fee simple, but the remaining two-thirds I give, bequeath and devise to my children aforesaid, share and share alike to themselves and their heirs.

IN WITNESS WHEREOF, and in presence of the attesting witnesses I have signed and declared this my last will and testament this 9 day of February A.D. 1888.

John Hillman

The foregoing instrument was signed by John Hillman in our presence and declared by him to be his last will and testament and in his presence, we, at the request of the testator, have signed our names as witnesses hereto.

Bennett F. Witt
Lucius B. Swift

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IN THE MARION CIRCUIT COURT

Estate Docket
17 page 1931

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IN THE MATTER OF THE ESTATE OF JOHN HILLMAN, DECEASED.

August 29, 1892. Will probated and Frederick Hillman was duly appointed and qualified as administrator with the Will annexed of the estate of John Hillman, deceased by Clerk in Vacation of Court.

September 6, 1892. Action of Clerk in Vacation confirmed by the Court.

Order Book 96, page 560.

September 17, 1892. Proof of notice of appointment filed.

September 26, 1899. Verified final report filed.

October 27, 1899. Final report approved and estate closed.

Order Book 140, page 212.

Final Report Record 22, page 316.

Town Lot Record
393 page 252
Nov. 9, 1905
Recorded
Nov. 15, 1905

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✓ Frederica Hillman, unmarried, Warranty Deed
✓ Charles T. Hillman, and
Lena Sophie Hillman, his wife,
✓ Frederick W. Hillman, and
Sophia Hillman, his wife,
✓ William F. Hillman, and
Katherine M. Hillman, (signed
Katharine M. Hillman), his wife
to
John B. Fournace

Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the west part of Out Lot 118 in the City of Indianapolis, Marion County, Indiana.

The above grantors Frederica Hillman is the widow of John Hillman, deceased, and Charles T. Hillman, Frederick W. Hillman, William F. Hillman, together with Sophia A. Hillman Fournace are the same persons named in the Will of said John Hillman, deceased, which said Will is recorded in Will Record L, page 127, in the Clerk's office of Marion County, Indiana, and are the heirs, only heirs and all the heirs of John Hillman, deceased.

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Town Lot Record
393 page 251
Nov. 9, 1905
Recorded
Nov. 15, 1905

Sophia A. Hillman, Fournace, and Warrantly Deed
John B. Fournace, her husband,
to
Robert F. Catterson
Lots 23 and 24 in Margaret McCarty's Subdivi-
sion of Out Lot 119 and the west part of Out Lot
118 in the City of Indianapolis, Marion County,
Indiana.

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Town Lot Record
393 page 250
Nov. 9, 1905
Recorded
Nov. 15, 1905

Robert F. Catterson, (unmarried) Quit Claim Deed
to
John B. Fournace
Lots 23 and 24 in Margaret McCarty's Subdivi-
sion of Out Lot 119 and the west part of Out Lot 118
in the City of Indianapolis, Marion County, Indiana.

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John B. Fournace died intestate July 19, 1918.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
53 page 16334

IN THE MATTER OF THE ESTATE OF JOHN B. FOURNACE,
DECEASED.

-23-

July 25, 1918. Sophia A. Fournace was duly ap-
pointed and qualified as administratrix of the estate
of John B. Fournace, deceased, by Clerk in Vacation
of Court.

September 3, 1918. Action of Clerk in Vacation
confirmed by the Court.

Order Book 53, page 232.

August 20, 1918. Proof of notice of appointment
filed.

March 13, 1919. Petition showing death of Sophia
A. Fournace, administratrix herein, and Ethel Haerle
was duly appointed and qualified as Administratrix de
bonis non herein.

Order Book 56, page 90.

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March 30, 1920. Verified final report filed.
April 20, 1920. Proof of publication of final notice filed.

June 14, 1920. Proof of posting of final notice filed, final report approved and estate closed.
Order Book 64, page 150.

Final Report Record 56, page 644.

Note: Entry on final report reads in part as follows, to wit: that all of decedent's debts, including inheritance tax have been paid and discharged; that said decedent left surviving the following and only heirs, Sophia A. Fournace, his widow, Mary Helen Warner, Ethel Hearle, Susie Fournace, daughter and John Fournace, Louis Fournace, Joseph Fournace, Abram Fournace and Ebert Fournace, his sons.

That said decedent died the owner of the following described real estate situated in Marion County, Indiana, to wit:

Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the west part of Out Lot 118 to the City of Indianapolis, Indiana.

(And other real estate.)

ABSTRACTOR'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists Lots 23 and 24 herein (and other real estate), as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$58,868.00.

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Sophia A. Fournace died intestate March 9, 1919.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
55 page 16990

IN THE MATTER OF THE ESTATE OF SOPHIA A. FOURNACE,
DECEASED.

March 13, 1919. Ethel Haerle was duly appointed and qualified as administratrix of the estate of Sophia A. Fournace, deceased.

Order Book 56, page 91.

April 5, 1919. Proof of notice of appointment filed.

April 28, 1920. Verified final report filed.

May 17, 1920. Proof of publication of final notice filed.

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June 14, 1920. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 64 page 146.

Final Report Record 56, page 613.

Note: Entry on final report reads in part as follows, towit: that all of decedent's debts including inheritance taxes have been paid and discharged; that said decedent left surviving the following and only heirs, Mary Helen Warner, Ethel Haerle, and Susie Fournace, daughters and John Fournace, Louis Fournace, ~~Joseph~~ Fournace, Abram Fournace and Ebert Fournace, her sons.

That said decedent died the owner of 1/3 interest in the following described real estate situated in Marion County, Indiana, towit: Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the west part of Out Lot 118 to the City of Indianapolis, Indiana, (and other real estate).

ABSTRACTOR'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists 1/3 interest of Lots 23 and 24 herein (and other real estate) as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$19,906.32.

Misc. Record
185 page 561
Inst. #29329
June 29, 1927
Recorded
July 6, 1927

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STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, this 29 day of June, 1927, Abram W. Fournace of lawful age, who after being duly sworn on his oath deposeseth and saith that he was well acquainted with John B. Fournace, who was at one time the owner of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the west part of Out Lot 118 in the City of Indianapolis, Indiana; that said John B. Fournace died intestate July 19, 1918, leaving him surviving his widow, Sophia A. Fournace and his children, Mary Heln Warner, Ethel Haerle, John Fournace, Louis Fournace, Joseph Fournace, Susie Fournace, Abram Fournace and Ebert Fournace; and that said John B. Fournace left no other child or descendant of a child deceased, him surviving.

That said Sophia A. Fournace above mentioned died intestate and unmarried on March 9, 1919 and left surviving her the children of herself and John B. Fournace above mentioned and left no other child nor descendant of a child deceased her surviving.

Further affiant saith not.

Abram W. Fournace

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Subscribed and sworn to before me this 29 day
of June, 1927.

Witness my hand and Notarial Seal.

Sam Wides (LS)

Notary Public

My Notarial Commission expires Jan. 29, 1929.

IN THE PROBATE COURT OF MARION COUNTY

Cause No. 1280
Complaint filed
Oct. 16, 1919

Ethel Haerle,
Mary Helen Warner
vs

Complaint for
Partition

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John A. Fournace, Louis Fournace,
Joseph J. Fournace, Susie Fournace,
Abram - Fournace, Ebert Fournace,
Otis H. Warner, John W. Haerle,
Minnie Lee Fournace,
Grace Fournace, Grace E. Fournace,
Edna May Fournace, Ethel Haerle,
Administratrix, of the Estate of
Sophia A. Fournace, Deceased,
The Union Trust Company of
Indianapolis, Indiana

Ethel Haerle and Mary Helen Warner, plaintiffs
herein, complain of the defendants, John A. Fournace,
Louis Fournace, Joseph J. Fournace, Susie Fournace,
Abram Fournace, Ebert Fournace, Otis H. Warner, John
W. Haerle, Minnie Lee Fournace, Grace Fournace, Grace
E. Fournace, Edna May Fournace, Ethel Haerle, adminis-
tratrix of the estate of Sophia A. Fournace, deceased,
and The Union Trust Company of Indianapolis, Indiana,
Trustee, and for cause of action against said defen-
dants and each of them, and by way of petition herein,
respectfully represent and show to the court that they
and the defendants, John A. Fournace, Louis Fournace,
Joseph J. Fournace, Susie Fournace, Abram Fournace,
and Ebert Fournace are the owners in fee simple, as
tenants in common of the following described real es-
tate, located in the City of Indianapolis, Marion
County, Indiana, to-wit:

(Parcels 1, 2, 3, 4, 6 and 7 described, real estate
other than certified to herein.)

PARCEL NO. 5. Lots number 23 and 24 in Margaret
McCarty's Sub-division of Out Lot 119 and the West part
of Out Lot 118 in the City of Indianapolis, Indiana.

That the interests of these plaintiffs and said
defendants in and to said real estate are as follows:

That the plaintiffs, Ethel Haerle, and Mary Helen
Warner are each the owners of an undivided one-eighth
thereof.

That the defendants John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace are each the owners of an undivided one-eighth thereof.

That the defendant, Otis H. Warner, is the husband of the plaintiff, Mary Helen Warner; that the defendant, John W. Haerle, is the husband of the plaintiff Ethel Haerle; that the defendant Minnie Lee Fournace is the wife of the defendant Louis Fournace; that the defendant Grace Fournace is the wife of the defendant, Joseph J. Fournace; that the defendant Grace E. Fournace is the wife of the defendant Abram Fournace; that the defendant Edna May Fournace is the wife of the defendant Ebert Fournace. That said defendants Otis H. Warner, John W. Haerle, Minnie Lee Fournace, Grace Fournace, Grace E. Fournace and Edna May Fournace are each made party defendants to this cause of action to answer as to any interest they may have in said real estate.

Plaintiffs further allege that said defendants Otis H. Warner, Louis Fournace, Minnie Lee Fournace, Joseph J. Fournace, Grace Fournace and Susie Fournace are each and all non-residents of the State of Indiana, and that they are necessary parties to this cause of action.

Plaintiffs further allege that said defendant, Ethel Haerle, administratrix of the estate of Sophia A. Fournace, deceased, is the duly qualified and acting administratrix of the estate of said Sophia A. Fournace, deceased, under appointment of this court; that said Sophia A. Fournace at the time of her death, was the owner of an undivided one-third interest in and to all of said real estate which she inherited from her husband, John B. Fournace, deceased.

Plaintiffs further allege that said administratrix does not have a sufficient sum of money in her possession to enable her to pay all of the just debts, funeral expenses and expenses of administration of the estate of Sophia A. Fournace, deceased, and plaintiffs therefore, request the court to order and direct the commissioner hereinafter appointed to turn over to said administratrix, sufficient sum of money to enable her to pay all of said debts, funeral expenses, and expenses of administration of the estate of Sophia A. Fournace, deceased, before any distribution of the funds derived from the sale of said real estate is made to the heirs at law of said Sophia A. Fournace, deceased.

And these plaintiffs aver that they, and each of them, are entitled to the possession of and are desirous of holding their respective interest in and to said real estate in severalty.

Plaintiffs further allege that said real estate is not susceptible of partition or division, among the respective owners thereof, without damage to the interests

of the owners thereof, and that said real estate should be sold by a commissioner appointed by this court for that purpose, and the proceeds derived from the sale thereof divided among these plaintiffs and said defendants in the proportion above mentioned.

WHEREFORE, plaintiffs pray the court that partition may be awarded and adjudged of said real estate, in accordance with the rights of the parties therein, as above set forth, and that said real estate be ordered sold by a commissioner appointed for that purpose, by this court, and the proceeds derived from the sale thereof distributed among these plaintiffs and said defendants in the proportion to which they shall be found entitled.

And plaintiffs pray the court for all other proper relief in the premises.

(Note: Complaint shows that defendant Otis H. Warner is defendant herein by virtue of a mortgaged interest from defendants Ebert Fournace, Abram W. Fournace and Joseph J. Fournace, said mortgages have since been satisfied of record. Defendant Union Trust Company hold a mortgage lien upon Parcel 7, being real estate other than certified to herein.)

January 21, 1920. Defendants Louis Fournace, Otis H. Warner, Susie Fournace, Joseph J. Fournace, Grace Fournace, John W. Haerle, John A. Fournace, Abram W. Fournace, Grace E. Fournace, Edna May Fournace, Ebert Fournace and Ethel Haerle, Administratrix of the estate of Sophia Fournace, deceased, file answer in general denial and waive issuance and service of summons and voluntarily enter appearance herein.

January 21, 1920. Defendant The Union Trust Company waives issuance and service of summons and files answer setting up its mortgage on Parcel 7 of real estate in said complaint and prays protection etc.

January 21, 1920. Proof of publication of notice to non-resident defendants (as named in above complaint) filed showing that said notice was published in The Indianapolis Commercial, a newspaper printed and published in the City of Indianapolis, for 3 weekly insertions successively the first of which publications was on Oct. 17, 1919 and the last on Oct. 31, 1919.

January 21, 1920. DECREE.

Defendant Minnie Lee Fournace called and defaulted.

And the issues in this case having been thus joined the same are now submitted to the court for trial and determination, a jury by agreement of all the parties being waived.

And the court having heard the evidence and being fully advised in the premises finds, as alleged in plaintiff's complaint, that said plaintiffs and the defendants, John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace

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are the owners as tenants in common of the following described real estate located in the City of Indianapolis, Marion County, Indiana, towit:

PARCEL NO. 5. Lots number 23 and 24 in Margaret McCarty's Sub-division of Out Lot 119, and the west part of Out Lot 118 to the City of Indianapolis, Indiana.

(Also other real estate.)

That said parties so own said real estate in the following proportions:

That the plaintiffs Ethel Haerle and Mary Helen Warner are each the owners of an undivided one-eighth thereof.

That the defendants John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace are each the owners of an undivided one eighth thereof.

The court further finds that said parties are entitled to have their said interests in said real estate set off and assigned to them in severalty.

And the court further finds from the evidence that said real estate can not be divided, as aforesaid, without damage to the owners thereof, and that a sale of all of said real estate should be made and the proceeds of such sale distributed in accordance with the rights and interests of the parties in and to said property, as the same are herein found and determined.

It is therefore hereby considered and decreed by the court that the parties above mentioned, are the owners of, and have interests, as above found and set forth, in and to said real estate, or to the proceeds derived from its sale, and that said real estate is not susceptible of partition without damage to the said owners thereof.

WHEREFORE, it is by the court further ordered, adjudged and decreed that said real estate after being duly appraised, as provided by law shall be sold by commissioner appointed for that purpose, at private sale, for not less than the full appraised value thereof and for cash.

Notice of the time, terms and place of such sale shall be given by two consecutive publications thereof in the Indianapolis News, a daily newspaper of general circulation printed and published in the City of Indianapolis, Indiana, the last of which said notices shall be so published, at least five days prior to the time fixed for such sale, and upon such sale being made and confirmed all claim or title in and to said real estate held by any of the owners thereof, including the inchoate right or interest therein of the defendant, Otis H. Warner, as the husband of the plaintiff Mary Helen Warner, the defendant John W. Haerle, as the husband of the plaintiff, Ethel Haerle; the defendant Minnie Lee Fournace, as the wife of the defendant Louis Fournace;

the defendant Grace Fournace as the wife of the defendant Joseph J. Fournace; the defendant Grace E. Fournace as the wife of the defendant Abram Fournace, and the defendant Edna May Fournace, as the wife of the defendant Ebert Fournace, shall be as effectually barred as if said parties had themselves executed a conveyance thereof to the purchaser.

It is by the court further ordered and adjudged that upon such sale being made the mortgage lien held by the Union Trust Company of Indianapolis, Indiana, upon parcel number 7 of said real estate and that the Mortgages held by defendant Otis H. Warner be transferred to the fund derived from the sale of said real estate, and that said real estate shall be sold free and discharged from the lien of all of said above described mortgages.

And the court now appoints George C. Harness commissioner thereof, to make sale of said real estate in accordance with the foregoing order, and requests him to execute bond in the penalty of \$60,000.00 conditioned for the faithful discharge of his duties and with surety thereon to the approval of the court.

And comes now said George C. Harness, and accepts said trust, and now tenders his bond, as such commissioner, in the penalty and condition as aforesaid with London & Lancashire Indemnity Company of America as surety thereon, which said bond is now approved by the court.

Said commissioner is directed to have an appraisal made of said real estate, and thereupon proceed with the execution of the foregoing order for the sale thereof and make due report of his proceedings to this court.

All of which is ordered, adjudged and decreed by the court.

Order Book 62 page 4.

March 12, 1920. Appraisement filed showing that after taking oath of office Charles R. Yoke and Herbert E. Fieber appraised Parcel 5 herein at \$6000.00.

March 12, 1920. Proof of publication of notice of sale filed showing that said notice was published in The Indianapolis News, a daily newspaper printed and published in the City of Indianapolis, for 2 days on January 22nd and 23rd, 1920.

April 1, 1920. REPORT OF SALE OF REAL ESTATE.

The undersigned commissioner, appointed in the above entitled cause of action to make sale of the real estate hereinafter described, respectfully reports to the court that pursuant to the order in said cause entered, he had an appraisement made of said real estate by Charles R. Yoke and Herbert E. Fieber, two disinterested householders of the neighborhood where said real estate is located, who were duly chosen to make said appraisement in the manner appraisers are selected in cases of land sold upon execution, and which said appraisement was filed

415595

in this court at the time of reporting the sale of other parcels of real estate in this proceedings ordered sold.

That said commissioner gave notice of the time, terms and place of the sale of such real estate by two consecutive publications in the Indianapolis News, a daily newspaper of general circulation, printed and published in the City of Indianapolis, Marion County, Indiana, the last of which said publications was so made on the - day of -, 1920.

That on the 2nd day of February, 1920, that being the time fixed for such sale, and at the place in said notice specified, said commissioner offered said real estate for sale at private sale and Moses A. Rabb having then and there bid therefor the sum of \$6250.00 and that being the highest and best bid received therefor and more than the full appraised value thereof, said commissioner, subject to the approval of this court, sold to said Moses A. Rabb, for said sum of \$6250.00 the real estate so ordered sold and described as follows, to wit:

PARCEL NO. 5. Lots number 23 and 24 in Margaret McCarty's Sub-division of Out lot 119 and the west part of Out Lot 118 to the City of Indianapolis, Indiana.

That said purchaser has complied with the terms of said sale by paying to this commissioner all of said sum of \$6250.00 in cash.

That said commissioner now brings into court the proceeds of such sale and prays that his acts in the premises may be approved.

And the court being sufficiently advised in the premises, now in all things approves said report and ratifies and confirms said sale and said commissioner is hereby ordered to execute to said Moses A. Rabb a deed for said real estate.

And now said commissioner reports such deed and the same being examined, is approved by the court and delivered to said purchaser.

Order Book 59, page 380.

415595

Town Lot Record
625 page 224
Mar. 31, 1920
Recorded
Apr. 3, 1920

-28-

George C. Harness, (Acknowledged Commissioner's Deed
George C. Harness-) Commissioner
appointed by the Probate Court of
Marion County, in the State of In-
diana, in a case pending therein
entitled Ethel Haerle, et al,
against John A. Fournace, et al,
and numbered 1280 upon the
Dockets thereof, pursuant to the
order of said Court in said
Cause made and entered on page
-- of Order Book -- of the re-
cords thereof,

to
Moses A. Rabb
Parcel No. 5. Lots 23 and 24 in Margaret
McCarty's Subdivision of Out Lot 119 and the west
part of Out Lot 118 to the City of Indianapolis,
Indiana.

Examined and approved in open court this 1st day
of April, 1920.

W. O. Dunlavy, Judge pro tem of
the Probate Court of Marion County,
Indiana.

Town Lot Record
629 page 302
May 21, 1920
Recorded
May 28, 1920

-29-

Moses A. Rabb, and
Pauline Rabb, his wife,
to
Jacob Wides

Warranty Deed

Lots 23 and 24 in Margaret McCarty's Subdivision
of Out Lot 119 and the west part of Out Lot 118 in the
City of Indianapolis, according to the Plat of said Sub-
division as recorded in the Recorder's office of said
County of Marion.

Old Age Assistance
Search

-30-

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 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, approved May 1, 1947.

415595

Judgment Search
-31-

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:

Jacob Wides for the 10 years
last past and
against none other.

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #M-24257
Apr. 3, 1947
Order Book
107 page 130

Jacob Wides
vs
Max Levy
Judgment rendered vs plaintiff for costs.

COSTS PAID
ATTORNEY UNION TITLE CO.
BY *Albert W. Bruster*
PRESIDENT

-32-

-33-

Taxes for the year 1950 on the Real Estate for which this Abstract is prepared are assessed in the name of Jacob Wides and are due and payable on or before the first Mondays in May and November of 1951.

General Tax Duplicate Nos. 331413-4, T-Z, Indianapolis, Center Township, Parcel Nos. 85310-1.

May Installment Paid.

SEE SUBSEQUENT CONTINUATION

November Installment Unpaid.

NOTE: We do not set out the amount of Taxes due as this real estate is carried on the Tax Duplicate with other property.

-34-

Taxes for the year 1951 now a lien.

SEE SUBSEQUENT CONTINUATION

ZONING

-35-

Zoning Ordinance #114, prepared by City Plan Commission, Council Proceedings of 1922, page 655, introduced November 6, 1922, passed by the Common Council November 20, 1922, signed by the Mayor December 4, 1922, and effective December 20, 1922.

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940. General Ordinance #104, 1950, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1950, page 981, introduced December 4, 1950, and signed and approved by the Mayor December 19, 1950, effective date December 19, 1950.

Provides for the establishing of a Zoning Plan for the City of Indianapolis to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City into the following districts:

Being five Classes of Use Districts termed respectively, Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts; and Class U-5, or Second Industrial Districts.

And into four Classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 180 foot Height limit; and

Seven Classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

Provides for its administration by the Building Commissioner, and for penalties for violation of its provisions and authorizes the creation of a Board of Zoning Appeals, and that no building or apartment shall be erected or used except in conformity with the regulations prescribed in said Ordinance.

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1; and Area District, Class A-4 ; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

-36-

MRS

October 8, 1951. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

GUARANTEED CERTIFICATE

-37-

STATE OF INDIANA }
 COUNTY OF MARION }ss:

The undersigned hereby *certifies, guarantees and warrants* to whoever relies upon this certificate, and *this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.*

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

THIRD That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 37 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 23 both inclusive.
 Dated at Indianapolis, Indiana, October 13, 1951, 8 A. M.

UNION TITLE COMPANY

by... *Albert M. Buel* ..
 President

-23- MMc

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

415595

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Celtic Federal Savings and Loan Association of
Indianapolis, Indiana.

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including
October 10, 1951, 8 A. M. and

The Indianapolis Division of the Southern District down to and including
October 11, 1951, 8 A. M.

Jacob Wides

UNION TITLE CO.

BY *Albert M. Burt*
PRESIDENT

MMc

417817

CAPTION

-1-

Continuation of Abstract of Title to Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, towit:

*Make a
Concise*

ATTEST
BY: *Juanita Stangor*
RECORDER

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence west parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet, thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also 5 feet east of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

Since October 13, 1951, 8 A.M.

Prepared for: Celtic Federal Savings and Loan Association of Indianapolis, Indiana

Town Lot Record
1435 page 281
Inst. #70907
Nov. 1, 1951
Recorded
Nov. 2, 1951

Jacob Wides and
Rebecca Wides,
his wife
to
Sam Sham and
Esther Sham,
husband and wife

Warranty Deed
(U.S. Revenue
Stamp Attached)

-2-

Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253, and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows: to-wit:

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence west parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

417817

Also 5 feet east of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

Subject to 1951 taxes payable in 1952.
Proper citizenship clause is attached.

Mortgage Record
1621 page 281
Inst. #70908
Nov. 2, 1951
Recorded
Nov. 2, 1951

Sam Sham and
Esther Sham,
husband and wife
to
Celtic Federal Savings and
Loan Association of
Indianapolis

SATISFIED OF RECORD 3/19/62
Mortgage
ATTORNEY UNION TITLE CO.
BY *Mum & Stroupe*
PRESIDENT

-3-

*See
3/19/62
38*

Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253, and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows: to-wit:

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence west parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet, thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also 5 feet east of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

To secure the performance of the provisions hereof and the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of \$1,500.00 payable on or before 12 years after date, with interest thereon as provided in said note, said principal and interest being payable in regular monthly installments of \$15.00 each, payable on or before the 2nd day of each calendar month hereafter, and with attorney's fees.

CHECKED TO *2-8-62*
UNION TITLE COMPANY

RR 73963/62

417817

Old Age Assistance
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 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, approved May 1, 1947.

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:

Jacob Wides

from October 13, 1951,
8 A.M. to and including
November 2, 1951

and vs.

Sam Sham
and
Esther Sham
jointly and
not individually

for the 10 years last
past and against none
other.

-6-

Taxes for the year 1950 on the Real Estate for which this Abstract is prepared are assessed in the name of Jacob Wides and are due and payable on or before the first Mondays in May and November of 1951.

General Tax Duplicate No. 331413-4, T-Z, Indianapolis, Center Township, Parcel No. 85310-1..

May Installment Paid.

November Installment Paid.

Note: We do not set out the amount of Taxes due as this real estate is carried on the Tax Duplicate with other property.

Taxes for the year 1951 now a lien.

ATTEST, UNION TITLE
BY *W. J. Stover*
PRESIDENT

-7-

GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

The undersigned hereby *certifies, guarantees and warrants* to whoever relies upon this certificate, and *this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.*

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

THIRD That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.
 Dated at Indianapolis, Indiana, November 3, 1951, 8 A.M.

UNION TITLE COMPANY

by... *Albert M. Trustar...*
 President

-4-

SCW

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

417817

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Celtic Federal Savings and Loan Association
of Indianapolis, Indiana

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including

November 3, 1951, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 3, 1951, 8 A.M.

Jacob Wides
Sam Sham
Esther Sham

UNION TITLE CO.

Albert M. Brewster
PRESIDENT

SCW

677855

CAPTION

-1-

Continuation of Abstract of Title to Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows, towit:

Beginning at a point on the East line of said Lot 24, 35 feet South of the Northeast corner of said Lot 24, thence West parallel to and 35 feet South of the North line of said Lot 24, 89.17 feet, thence South 23.4 feet, thence East parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet South of the Northeast corner of said Lot 24, thence North upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also, 5 feet East of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

Since November 3, 1951, 8 A.M.

Prepared For: Haynes Realty Service

Town Lot Record
1465 page 689
Instr. #62817
Sept. 22, 1952
Recorded
Sept. 22, 1952

Sam Sham and
Esther Sham,
husband and wife

Warranty Deed

to
Leo F. Welch, Trustee to Convey

Part of Lots 23 and 24 in Margaret McCarty's Sub-division of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence West parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet, thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also, 5 feet east of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

The sole and only purpose and intent in this trust is to enable said Trustee to immediately convey said above described real estate to Esther Sham and with such conveyance this said trust shall be fully and finally terminated.

-2-

677855

Town Lot Record
1465 page 690
Instr. #62818
Sept. 22, 1952
Recorded
Sept. 22, 1952

Leo F. Welch, Trustee to Convey Warrantly Deed
to
Esther Sham

Part of Lots 23 and 24 in Margaret McCarty's Sub-
division of Out Lot 119 and the West Part of Out
Lot 118 of the Donation Lands in the City of Indiana-
polis, as per plat thereof, recorded in Plat Book 1,
pages 253 and 254, in the office of the Recorder of
Marion County, Indiana, more particularly described as
follows, to-wit:

Beginning at a point on the East line of said Lot 24,
35 feet south of the Northeast corner of said Lot 24,
thence west parallel to and 35 feet south of the North
line of said Lot 24, 89.17 feet, thence south 23.4 feet,
thence east parallel to the North line of said Lot 24,
90 feet to a point in the East line of said Lot 23,
58.4 feet south of the Northeast corner of said Lot 24,
thence north upon and along the East lines of said
Lots 23 and 24, 23.4 feet to the place of beginning.

Also, 5 feet east of and ajoining said above
described Part of Lots 23 and 24, being a portion of
Union Street heretofore vacated as shown in Town Lot
Record 26, page 251.

The sole and only purpose and intent in this trust
was to enable said above named Trustee to immediately
convey said above described real estate to Esther Sham
and with this conveyance this said trust is hereby fully
and finally executed and now terminated.

-4-

Esther Sham died October 27, 1954 as appears at a
subsequent entry herein.

-5-

NOTE: No letters of administration issued in the
Clerk's Office of Marion County, Indiana, upon an
estate of Esther Sham; deceased. No will of said
decedent filed for probate in said County.

-6-

Sam I. Sham died intestate July 13, 1957.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
173 page 64381

IN THE MATTER OF THE ESTATE OF SAM I. SHAM, DECEASED.
July 18, 1957. Bond filed and Lena Avnaim, duly appointed and qualified as administratrix of the estate of Sam I. Sham, deceased.

Order Book 413 page 58.

August 12, 1957. Proof of notice of appointment filed.

June 16, 1958. Verified final report filed.

July 7, 1958. Proof of publication of final notice filed.

July 16, 1958. Proof of posting of final notice filed, final report approved and estate closed, ordered returned to Court for Supplemental Report of Distribution.

Order Book 438 page 520.

Final Report Record 311 page 392.

September 3, 1958. Supplemental final report of distribution filed and approved, estate closed.

Order Book 441 page 498.

Note: Entry on final report reads in part as follows, towit:

More than six months have elapsed since the date of the first published notice to the heirs and creditors of said decedent; all claims filed against said estate have been paid and discharged; neither said decedent nor his Administratrix were employers of labor within the meaning of that term as used in the Indiana Employment Security Act; all estate taxes, inheritance taxes and gross income taxes assessed in said estate have been paid.

Pursuant to the laws of descent and distribution of this state the real estate of which decedent died seized and which was undisposed of by sale or otherwise during the period of this administration is hereby vested in the following named persons:

- a) Lena Avnaim, decedent's daughter,
a one-fifth interest;
- b) Harry Sham, decedent's son, a one-fifth interest;
- c) Morris Sham, decedent's son, a
one-fifth interest;
- d) Jerry Sham, decedent's son, a one-fifth interest;
- e) Estelle (Sham) Steinman, decedent's grand-
daughter, daughter of decedent's deceased son,
Albert Sham, a one-tenth interest;
- f) Stanley Sham, decedent's grandson, son of
decedent's deceased son, Albert Sham, a one-tenth interest.

Parcel No. 1

130 feet taken by parallel lines off the east end of Lot no. 46 in McCarty's South Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 3, page 174, in the Office of the Recorder of Marion County, Indiana.

-3-sl-over-

-4-sl-over-

-7-

677856

Parcel No. 2

Lot 7 and 3 feet off the west side of Lot 6 in James Franks Subdivision of the south half of Lot 61 in Cincinnati and Chicago Railroad Company's Addition to the City of Indianapolis.

Parcel No. 3

Decedent died owner of a 1/3 interest in the following described real estate, Part of Lot 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows, to wit: Beginning at a point on the East line of said Lot 24, 35 feet South of the Northeast corner of said Lot 24, thence West parallel to 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet; thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning. Also 5 feet east of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

Sid Administratrix is hereby directed to procure and to record in the Office of the County Recorder in each County in which said real estate is located a certified copy of this final decree.

Sid Administratrix is hereby directed to file herein its supplemental report of distribution and attach thereto receipts and vouchers showing that distribution and payment of the balance of the assets in his hands have been distributed pursuant to the terms of this order and that said Administratrix has in all things carried out the provisions of this final decree.

Supplemental Report of Distribution reads in part as follows, to-wit:

That Stanley B. Sham and Estelle (Sham) Steinman are under guardianship in the State of New York; that Oriel Angel is the guardian of each of said wards and that certified copies of Letters of Guardianship so showing for each ward are hereby attached and made a part of this report.

Pursuant to said final decree she did record certified copies of the same in the Office of the Recorder of Marion County in which the real estate referred to in said final decree is located and she attaches hereto receipts from such recorders showing such recordation.

Note: Attached to and made a part of above supplemental report of distribution are the following:
No. 5903

THE PEOPLE OF THE STATE OF NEW YORK

To all to whom these presents shall come or may concern.
31/518

SEND GREETING:

KNOW YE, That we, having inspected the Records of our Surrogate's Court in and for the County of Bronx,

677856

do find that on the 30th day of November in the year one thousand nine hundred and fifty-three by said Court, Letters of Guardianship of the person and estate of Stanley B. Sham, minor of the County of Bronx, were granted and issued unto Oriel Angel, of the County of Bronx, said letters designating the Guardian Clerk of the Surrogate's Court to collect and receive the moneys and property of said infant jointly with said guardian, and to deposit the same in the name of said guardian in the Dollar Savings Bank, subject to the further order of the Surrogate, and that it does not appear by said Records that said Letters have been revoked.

IN TESTIMONY WHEREOF, we have caused the Seal of the Surrogate's Court of the County of Bronx to be hereunto affixed.

WITNESS, Hon. Christopher C. McGrath, Surrogate of our said County, in The City of New York, the 18th day of June, in the year of our Lord one thousand nine hundred and Fifty-Eight.

John J. Sullivan (L.S.)
Clerk of the Surrogate's Court

No. 5904

THE PEOPLE OF THE STATE OF NEW YORK,

To all to whom these presents shall come or may concern.

31A/518

SEND GREETING:

KNOW YE, That we, having inspected the Records of our Surrogate's Court in and for the County of Bronx, do find that on the 30th day of November, in the year one thousand nine hundred and fifty-three by said Court, Letters of Guardianship of the person and estate of Estelle Sham, minor of the County of Bronx, were granted and issued unto Oriel Angel, of the County of Bronx, said letters designating the Guardian Clerk of the Surrogate's Court to collect and receive the moneys and property of said infant jointly with said guardian, and to deposit the same in the name of said guardian in the Dollar Savings Bank, subject to the further order of the Surrogate, and that it does not appear by said Records that said Letters have been revoked.

IN TESTIMONY WHEREOF, we have caused the Seal of the Surrogate's Court of the County of Bronx to be hereunto affixed.

WITNESS, Hon. Christopher C. McGrath, Surrogate of our said County, in The City of New York, the 18th day of June, in the year of our Lord one thousand nine hundred and Fifty-Eight.

John J. Sullivan (L.S.)
Clerk of the Surrogate's Court

We find no record of above certified copies having been recorded in the Office of the Recorder of Marion County, Indiana, however, a transcript of decree approving final report was recorded in said Recorder's Office on July 31, 1958, in Town Lot Record 1714, page 119.

ABSTRACTOR'S NOTE:- Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisal and Order determining Tax, lists the real estate described in above entry on final report as an asset of said estate. Said Schedule and Order further show the gross value of said decedent's estate to be \$26,929.58.

677856

Town Lot Record
1764 page 184
Instr. #58038
Aug. 6, 1959
Recorded
Aug. 11, 1959

STATE OF INDIANA, COUNTY OF MARION, SS:

LENA AVNAIM, being duly sworn upon her oath,
deposes and says:

That she is the surviving daughter of Sam Sham and
Esther Sham, deceased.

That Sam Sham survived Esther Sham with whom he
acquired title to the following described real estate,
as tenants by the entireties on July 6, 1918:

Lot 7 and 3 feet off the west side of Lot 6 in
James Frank's Subdivision of the South Half of Lot 61
in Cincinnati and Chicago Railroad Company's Addition
to the City of Indianapolis, as per plat thereof,
recorded in Plat Book 3, page 178, in the Office of the
Recorder of Marion County, Indiana.

That Esther Sham died on October 27, 1954. That
Sam Sham died on July 13, 1957.

Affiant further saith not.

Lena Avnaim

Subscribed and sworn to before me, this 6 day of
August, 1959.

Milton Siegel (LS)

Notary Public

My commission expires: March 11, 1961.

Instrument shows name of person preparing same.

-8-

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.

-9-

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.

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

-10-

677855

Judgment Search

-11-

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:

Esther Sham from February 2, 1951,
to and including
October 27, 1954

Sam Sham
and
Sam I. Sham from February 2, 1951,
to and including
July 13, 1957

Oriel Angel, Guardian from November 30, 1953,
to date

and vs.

Lena Avnaim, ✓
Harry Sham, ✓
Morris Sham, ✓
Jerry Sham, ✓
Estelle Sham, ✓
Estelle Sham Steinman, ✓
Stanley Sham ✓
and
Stanley B. Sham ✓

for the 10 years
last past and
against none other

677855

-12-

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

-13-

Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Lena Avnaim, et al and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 322854, A-B,
Indianapolis, Center Township, Parcel No. 93990.

May Installment \$36.39 Paid.

November Installment \$36.39 Paid.

Assessed Valuation;

Land \$400.00 Improvements \$540.00 Exemption (None)

-14-

Taxes for the year 1961 now a lien.

SEE EXPANSION OF ABSTRACT

SYNOPSIS OF THE ZONING AND PLANNING REGULATIONS
OF THE CITY OF INDIANAPOLIS

-15-

The original comprehensive Zoning Ordinance adopted for the City of Indianapolis, being General Ordinance No. 114, 1922, as amended, was repealed and reordained, as changed by General Ordinance No. 104, 1950, except Section 22, as amended being the establishment of the City Plan Commission, and except the District Zone Map, as amended, which were adopted, continued and are now in full force and effect.

The purpose of the "Municipal Code of Indianapolis 1951" is to restate and codify, General Ordinance No. 104, 1950, as amended, and now in effect, so as to conform such zoning ordinances to become a part of said code. Said code contains the zoning and planning regulations of the City of Indianapolis, in order to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines and for all such purposes to divide the City of Indianapolis, into the following districts:

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3 (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

Four classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit, and H-4, 180 foot Height limit.

Modifications of said height restrictions are provided, depending upon position of building on lot, generally allowing 2 feet additional height in Classes H1 and H2 and 3 feet in H3 and H4 for each 1 foot the higher portion is set back from required yard lines.

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner lot) 2000 square feet per family; Class A-4, 1200 square feet per family; Class A-4, (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

Provided, that in Class AA, A1 and A2 districts one single family dwelling, and in Class A3 district one dwelling for two families may be erected on any lot that was separately owned as of December 20, 1922, or on any numbered lot in a recorded plat or replat that is on record in the office of the County Recorder.

Regulations are construed to determine number of families permitted to occupy residential buildings in area district. No building shall be erected or used for dwelling on lot having area of less than 4800 square feet, unless such lot was separately owned or was a numbered lot of full original size on recorded plat prior to effective date of General Ordinance No. 4-1954.

Computation of Lot Areas.

In computing such area of the lot for the purpose of this section any part of the area of any corner lot in excess of 15,000 square feet, shall be considered an interior lot. In computing the area of a lot for the purpose of this section, if the depth of the lot is more than three times the width of such lot, a depth of only three times such width shall be used.

In computing the area of the lot for the purpose of this section the lot shall be deemed to extend to the center line of any alley adjoining the rear line of such lot, but such center line shall not be deemed to be a lot line.

Restrictions on Reduction of Lot Areas.

The lot or yard area required by this chapter for a particular building shall not be diminished and shall not be included as part of the required lot or yard area of any other building.

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

No dwelling house may be erected, altered or used in which the ground floor area, exclusive of attached garage and open porches, for each family living in such dwelling house, is less than as specified.

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A-3, A4, A5, or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

Where front yard lines are established by recorded plat, such lines shall apply as minimum requirements, or lines may be established by average distance of existing houses.

Where no such lines are established, from set-back line shall be equal to 1/3 of the average depth of the lot up to 50 feet, with minimum of 20 feet.

At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet.

In case of apartment house, or in case of any building more than 2 1/2 stories high, such least dimension shall be not less than 1/6 of height of building.

At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimension of rear yard shall be not less than 1/2 of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards, and areas conforming to requirements.

Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U2 district.

1.

Continuation of Abstract of Title to Part of Lots Number Twenty-three (23) and Twenty-four (24) in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 1 pages 253 and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, towit:

Beginning at a point on the East line of said Lot 24, 35 feet South of the Northeast corner of said Lot 24, thence West parallel to and 35 feet South of the North line of said Lot 24, 87.17 feet, thence South 23.4 feet, thence East parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet South of the Northeast corner of said Lot 24, thence North upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also, 5 feet East of and adjoining said above described part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26 page 251.

Prepared for: Fieber & Reilly
Since date of February 8, 1962

CONVEYANCES

Lena Avnaim

Affidavit

Affiant says, that affiant is one of the owners of the fee simple title to the following described real estate located in the County of Marion, State of Indiana, towit:

130 feet by parallel lines off the East End of Lot 46 in McCarty's South Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3 page 174, in the office of the Recorder of Marion County, Indiana.

Also:

Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof recorded in Plat Book 1 page 253 and page 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, towit:

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

Deed Record
1935
Inst. #60475
Mar. 22, 1962
Recorded
July 9, 1962

2.

Beginning at a point on the East line of said Lot 24, 35 feet South of the Northeast corner of said Lot 24, thence West parallel to and 35 feet South of the North line of said Lot 24, 89.17 feet, thence South 23.4 feet, thence East parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet South of the Northeast corner of said Lot 24, thence North upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning:

ALSO, 5 feet East of and adjoining said above described part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26 page 251.

That the marriage of her parents Sam Sham and Esther Sham was continuous and uninterrupted from the date of their marriage some years prior to October 1, 1944, up to and including the date of Esther Sham's death as of the 27th day of October 1954; that the said decedent died intestate and that her estate was not administered and that her estate including all joint holdings and life insurance was not of an amount sufficient to be subject to Federal Estate Tax.

That Esther Sham left surviving as her sole and only heirs at law her husband Sam Sham, her daughter this affiant Lena Avnaim, her sons, Harry Sham, Morris Sham and Jerry Sham and two grandchildren, Estelle Sham Steinman and Stanley B. Sham, children of a son of decedent namely Albert Sham, who died on or about the 27th day of October 1953, having predeceased his mother the decedent herein; that said decedent Esther Sham left no other child, children or adopted children nor the descendant or descendants of any other deceased child, children or adopted children her surviving.

Affiant further says that her father Sam I. Sham otherwise known as Sam Sham died intestate July 13, 1957 and that his estate was administered in the Probate Court of Marion County, as reflected by Estate Docket 173 page 64381 and has been fully administered and closed; that said decedent's estate including all joint holdings and life insurance was not of an amount sufficient to be subject to Federal Estate Tax; that said decedent died an unmarried man and widower of Esther Sham, that he did not re-marry after the death of his said wife Esther Sham; that said decedent left as his sole and only heirs at law his children and two grandchildren hereinabove set forth as the sole lineal issue of his deceased wife, Esther Sham; that said decedent Sam I. Sham left no other child, children or adopted children nor the descendant or descendants of any deceased child, children or adopted children him surviving.

That the heirs of said decedents are all over the age of twenty-one years except Stanley B. Sham who is a minor of nineteen years of age; that Oriel Angel is the Guardian of the person and the Estate of said minor, Stanley B. Sham,

INDIANAPOLIS, INDIANA

a resident of the State of New York, as reflected by the records of the Surrogate's Court, in and for the County of Bronx, State of New York; that the grandchild, namely Estelle Sham Steinman has attained her majority and is now an adult over twenty-one years of age. That Stanley B. Sham is unmarried.

Affiant further says that according to the Statutes of Descent of the State of Indiana the fee simple title to said herein described real estate is vested of record in the aforesaid heirs in the following proportions towit:

Lena Avnaim, Harry Sham, Morris Sham and Jerry Sham, a 1/5 interest each; Estelle Sham Steinman and Stanley B. Sham, a 1/10 interest each.

Further affiant sayeth not.

Lena Avnaim

(Instrument discloses name of person preparing same.)

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Deed Record
1935
Inst. #60480
June 19, 1962
Recorded
July 9, 1962

Oriel Angel, General
Guardian of the Property of
Stanley B. Sham, a minor.

Warranty Deed
Revenue Stamps
Attached.

to
A. Joseph Maloof and
Victoria Maloof,
husband and wife.

3.

A 1/10 interest in and to:

130 feet by parallel lines off the East end of Lot 46 in McCarty's South Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3 page 174, in the office of the Recorder of Marion County, Indiana.

ALSO: Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof recorded in Plat Book 1 page 253, and page 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, towit:

Beginning at a point on the East line of said Lot 24, 35 feet South of the Northeast corner of said Lot 24, thence West parallel to and 35 feet South of the North line of said Lot 24, 89.17 feet, thence South 23.4 feet, thence East parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet South of the Northeast corner of said Lot 24, thence North upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning:

ALSO, 5 feet East of and adjoining said above described Part of Lots 23 and 24, being a portion of Union Street, heretofore vacated as shown by Town Lot Record 26 page 251.

(Instrument discloses name of person preparing same.)

470993

Deed Record
1935
Inst. #60475
Mar. 22, 1962
Recorded
July 9, 1962

4.

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

Lena Avnaim and
Albert Avnaim, her
husband, of Los Angeles
County, State of California,
Jerry Sham and Enez Sham,
his wife, of Sacramento County,
State of California, Morris
Sham and Goldie Sham, his wife,
of Sacramento County, California,
Harry Sham and Phyllis Sham,
his wife, of Los Angeles
County, State of California,
and Estelle Sham Steinman and
George Steinman, her husband,
of Nassau County, State of
New York.

Warranty Deed
Revenue Stamps
Attached.

to
A. Joseph Maloof and
Victoria Maloof,
husband and wife.

130 feet by parallel lines off the East end of
Lot 46 in McCarty's South Addition to the City of
Indianapolis, as per plat thereof recorded in Plat
Book 3 page 174, in the office of the Recorder of
Marion County, Indiana.

ALSO:

Part of Lots 23 and 24 in Margaret McCarty's Sub-
division of Out Lot 119 and the West part of Out Lot
118 of the Donation Lands in the City of Indianapolis,
as per plat thereof recorded in Plat Book 1 page 253
and page 254, in the office of the Recorder of Marion
County, Indiana, more particularly described as follows,
towit:

Beginning at a point on the East line of said Lot
24, 35 feet South of the Northeast corner of said Lot
24, thence West parallel to and 35 feet South of the
North line of said Lot 24, 89.17 feet, thence South 23.4
feet, thence East parallel to the North line of said Lot
24, 90 feet to a point in the East line of said Lot 23,
58.4 feet South of the Northeast corner of said Lot 24,
thence North upon and along the East lines of said Lots
23 and 24, 23.4 feet to the place of beginning:

ALSO, 5 feet East of and adjoining said above des-
cribed part of Lots 23 and 24, being a portion of Union
Street, heretofore vacated as shown by Town Lot Record
26 page 251.

Subject to taxes payable in 1963.

(Instrument discloses name of person preparing same.)

470993

Inst. No.
64 - 26248
July 15, 1962
Recorded
June 1, 1964

A. Joseph Maloof and
Victoria Maloof,
husband and wife.

Warranty Deed
Revenue Stamps
Attached.

to
Independent Realty Corp.

5.

Part of Lots 23 and 24 in Margaret McCarty's Sub-
division of Out Lot 119 and the West part of Out Lot
118 of the Donation Lands in the City of Indianapolis,
as per plat thereof, recorded in Plat Book 1 pages
253 and 254 in the office of the Recorder of Marion
County, Indiana, more particularly described as follows,
towit:

Beginning at a point on the East line of said Lot
24, 35 feet South of the Northeast corner of said Lot 24;
thence West parallel to and 35 feet South of the North
line of said Lot 24, thence 89.17 feet; thence South 23.4
feet; thence East parallel to the North line of said Lot
24, 90 feet to a point in the East line of said Lot 23,
5814 feet South of the Northeast corner of said Lot 24;
thence North upon and along the East lines of said Lots
23 and 24, 23.4 feet to the place of beginning. Also 5
feet East of and adjoining said above described part of
Lots 23 and 24, being a portion of Union Street heretofore
vacated as shown in Town Lot Record 26 page 251.

Subject to all encumbrances, easements, assessments,
streets and highways of record.

Subject to mortgage of record in favor of Union
Federal Savings and Loan Association, which purchasers
assume and agree to pay.

Subject to taxes due and payable in Nov. 1962, and
thereafter.

(Instrument discloses name of person preparing same.)

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

ABSTRACTER'S NOTE:

6.

We find no record of Articles of Incorporation
or Certificate of Admission of a foreign corporation
of Independent Realty Corp. in the office of the
Recorder of Marion County, Indiana.

470993

Inst. No.
64 - 26249
Jan. 2, 1964
Recorded
June 1, 1964

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

Independent Realty Corp.
(Corp. Seal)
Attest: A. Joseph Maloof,
President,
By: Victoria Maloof,
Secretary.

Warranty Deed
Revenue Stamps
Attached.

7.

to
Olympic Investment Company, Inc.

"Part of Lots 23 and 24 in Margaret McCarty's Sub-
division of Out Lot 119 and the West part of Out Lot 118
of the Donation Lands in the City of Indianapolis, as per
plat thereof, recorded in Plat Book 1 pages 253 and 254
in the office of the Recorder of Marion County, Indiana,
more particularly described as follows, towit:

Beginning at a point on the East line of said Lot
24, 35 feet South of the Northeast corner of said lot 24;
thence West parallel to and 35 feet South of the North line
of said Lot 24, 89.17 feet; thence South 23.4 feet; thence
East parallel to the North line of said Lot 24, 90 feet
to a point in the East line of said Lot 23, 5814 feet
South of the Northeast corner of said lot 24; thence North
upon and along the East lines of said Lots 23 and 24, 23.4
feet to the place of beginning. Also, 5 feet East of and
adjoining said above described part of Lots 23 and 24, being
a portion of Union Street heretofore vacated as shown in
Town Lot Record 26 page 251.

Subject to an existing mortgage of record in favor of
Union Federal Savings and Loan Association, which pur-
chasers assume and agree to pay.

Subject to taxes due and payable in May, 1964, and
thereafter.

Subject to all easements, restrictions, streets and
highways of record.

Subject to any existing conditional sales contracts
heretofore executed by grantors.

The undersigned persons executing this deed on behalf
of said grantor corporation represent and certify that they
are duly elected officers of said corporation and have been
fully empowered, by proper resolution of the Board of
Directors of said corporation to execute and deliver this
deed; that the grantor corporation has full corporate
capacity to convey the real estate described herein and
that all necessary corporate action for the making of such
conveyance has been taken and done.

(Instrument discloses name of person preparing same.)

Inst. No.
64 - 46932
Sept. 4, 1964
Recorded
Sept. 11, 1964

INDIANAPOLIS, INDIANA

Independent Realty Corp.
(Corp. Seal)
Attest: A. Joseph Maloof,
President,
By: Victoria Maloof,
Secretary.

Warranty Deed
No Revenue Stamps
Attached.

8.

to
Olympic Investment Company, Inc.

Part of Lots 23 and 24 in Margaret McCarty's Sub-division of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1 pages 253 and 254, in the office of the Recorder of Marion County, Indiana, more particularly described as follows, towit:

Beginning at a point on the East line of said Lot 24, 35 feet South of the Northeast corner of said Lot 24; thence West parallel to and 35 feet South of the North line of said Lot 24, 89.17 feet; thence South 23.4 feet; thence East parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet South of the Northeast corner of said Lot 24; thence North upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning. Also 5 feet East of and adjoining said above described part of Lots 23 and 24, being a portion of Union Street heretofore vacated as shown in Town Lot Record 26 page 251.

This corporate warranty deed is executed to correct an error appearing in the legal description of an earlier deed dated January 2, 1964, recorded June 1, 1964, as Instrument #64-26249 and 64-26248.

The undersigned persons executing this deed on behalf of said grantor corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered, by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the grantor corporation has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

(Instrument discloses name of person preparing same.)

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Misc. Record
531 page 474
Inst. #5319
Jan. 21, 1955
Recorded
Jan. 22, 1955

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

Olympic Investment Company, Inc.

Articles

The name of the Corporation is Olympic Investment Company, Inc.

The purposes for which the Corporation is formed are:

9.

Section 1. To Engage in the Real Estate and Investment Business. To invest in, improve, manage and operate real, personal and business property; the building, construction and alteration of all types of structures and the development of real property generally, the buying, selling and exchanging of real property, the renting and leasing of real property, improved and unimproved; to make all mortgages of real property and borrow money thereon by mortgage or otherwise, the loaning money upon real property and the taking of mortgages and the assignments of mortgages of the same; the buying, selling and dealing in bonds and loans secured by mortgages or other liens on real property; the purchasing, manufacturing, acquiring, holding, owning, mortgaging, pledging, leasing, selling, assigning and transferring, investing in, trading in and dealing in goods, wares, merchandise, stocks, bonds and personal and real property of every kind and description, and the carrying on of any of the above businesses or any other business connected therewith dealing with any and all types of investments, whether the same may be permitted by law, either manufacturing or otherwise and to the same extent as the laws of this state will permit and as full and with all the powers that the laws of this state confer upon corporations and organizations under said act, and to do any and all of the business above mentioned and set forth to the same extent as natural persons might or could do.

To purchase or otherwise acquire, become interested in, deal in and with, invest in, hold, sell, mortgage, pledge or otherwise dispose of, or turn to account or realize upon conditional sales contracts, mortgage paper, all forms of securities, including stocks, bonds, debentures, notes, evidences of indebtedness, certificates of indebtedness, certificates of interest, participation certificates, voting trust certificates and certificates evidencing shares of or interest in common-law trusts, trusts and trust estates or associations, certificates of trust of beneficial interests in trusts, mortgages and other instruments, securities and rights.

To transact and carry on all or any other business which may be necessary, incidental or proper to the exercise of any or all of the aforesaid purposes of the corporation.

The enumeration of specific powers herein is not intended as an exclusion or waiver of any powers, rights or privileges granted or conferred by the corporation laws of Indiana now or hereafter in force, or the laws of such other states in which this corporation may from time to time be conducting its business and under which the corporation may from time to time qualify.

Section 2. Capacity to Act. To have the capacity to act possessed by natural persons, but to have authority to perform only such acts as are necessary, convenient or expedient to accomplish the purposes for which it is formed, and such as are not repugnant to law.

Section 3. Rights, Privileges and Powers. Subject to any limitations or restrictions imposed by law, or by these Articles of Incorporation, to have and exercise all the general rights, privileges and powers specified in Section 3 of the Act.

Section 4. Limiting Clause. Nothing in this Article contained shall be construed to authorize the conduct by the Corporation of rural loan and savings associations, credit unions, or a banking, railroad, insurance, surety, trust, safe deposit, mortgage guarantee or building and loan business, or to authorize the Corporation to carry on the business of receiving deposits of money, bullion or foreign coins or of issuing bills, notes or other evidences of debt for circulation as money.

The period during which the Corporation shall continue perpetual.

The amount of paid-in capital, with which the Corporation is beginning business is \$1,000.00.

The names and post-office addresses of the first Board of Directors of the Corporation are as follows:

Joseph Alexander, 2441 W. 10th St., Indianapolis, Ind.

William Pappas, 7610 N. Meridian, Indianapolis, Ind.

George Lycas, 3141 Wash. Blvd., Indianapolis, Ind.

George Dale, 5002 Rosslyn, Indianapolis, Ind.

Nick Smyrnis, 2227 N. Penna. St., Indianapolis, Ind.

Leonard Smyrnis, 3918 Ruckle, Indianapolis, Ind.

Nick G. Ricos, 2319 N. Penna. St., Indianapolis, Ind.

All of such Directors are citizens of the United States.

Approved and Filed Jan. 21, 1955.

Crawford F. Parker

Secretary of State of Indiana

Misc. Record
531 page 483
Inst. #5320
Jan. 21, 1955
Recorded
Jan. 22, 1955

Olympic Investment Company, Inc.

Paid-In Capital
Affidavit

The undersigned being not less than a majority of the Board of Directors of said Corporation each being duly sworn upon oath does hereby state that the sum aforesaid in the amount of \$1,000.00 was fully paid at the time of the granting of Articles of Incorporation.

William A. Pappas

Joseph Alexander

Nick G. Ricos

Leonard Smyrnis

11.

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

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Mtg. Record
2153 page 9
Inst. #60481
July 5, 1962
Recorded
July 9, 1962

A. Joseph Maloof and
Victoria Maloof,
husband and wife.

Mortgage

to

Union Federal Savings
and Loan Association.

12.

Part of Lots 23 and 24 in Margaret McCarty's Sub-
division of Out Lot 119 and the West part of Out Lot
118 of the Donation Lands in the City of Indianapolis,
as per plat thereof, recorded in Plat Book 1 pages 253
and 254 in the office of the Recorder of Marion County,
Indiana, more particularly described as follows, towit:

Beginning at a point on the East line of said Lot 24, 35
feet South of the Northeast corner of said Lot 24; thence
West parallel to and 35 feet South of the North line of said
Lot 24, 89.17 feet; thence South 23.4 feet; thence East
parallel to the North line of said Lot 24, 90 feet to a
point in the East line of said Lot 23, 5814 feet South of
the Northeast corner of said Lot 24; thence North upon and
along the East lines of said Lots 23 and 24, 23.4 feet to the
place of beginning. Also 5 feet East of and adjoining said
above described part of Lots 23 and 24, being a portion of
Union Street heretofore vacated as shown in Town Lot Record
26 page 251.

To secure the payment of a loan as evidenced by a
promissory note of even date herewith in the principal sum
of \$2500.00, payable on or before 10 years after date, with
interest at the rate of 6 1/2% per annum from date until paid
said principal and interest being payable in monthly install-
ments of \$28.39 per month, in advance, commencing on the 5th
day of August, 1962, and on the 5th day of each calendar
month thereafter until the whole of said principal sum and
interest is fully paid in compliance with the stipulations of
said note, all without relief from valuation and appraisement
laws and with reasonable attorneys' fees.

(For further particulars see instrument.)

(Instrument discloses name of person preparing same.)

FINANCING STATEMENTS

13.

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

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

MECHANICS' LIENS

14.

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

OLD AGE ASSISTANCE LIENS

15.

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

16.

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

17.

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.

Lena Avnaim, Harry Sham, Morris Sham, Jerry Sham, Estelle Sham, Estelle Sham Steinman, Stanley Sham and Stanley B. Sham jointly and not individually from February 8, 1962 to July 9, 1962 inclusive.

A. Joseph Maloof and Victoria Maloof jointly and not individually from May 18, 1955 to June 1, 1964 inclusive.

Independent Realty Corp. from May 18, 1955 to June 1, 1964 inclusive.

Olympic Investment Company, Inc., for the 10 years last past.

We find the following:

470993

INDIANAPOLIS, INDIANA

SUPERIOR COURT OF MARION COUNTY

Cause No.
S62-2344
Order Book
1164 page 138

Independent Realty Corp.

Judgment

vs.

Lita Rentsch.

Judgment rendered February 24, 1965 against
plaintiff for costs.

18.

ASSESSMENTS

19.

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

TAXES

20.

Taxes for the year 1963 and prior years paid in full.

21.

Taxes for the year 1964 assessed in the names of:

A. Joseph and Victoria Maloof

ASSESSED VALUATION:

Land	\$200
Improvements	\$500
Exemption	None
Net Valuation	\$700

Parcel No. 101-93990

General Tax Duplicate No. 326020

Indianapolis, Center Township

are due and payable the first Monday in May and
November, 1965.

May installment \$32.64 unpaid.

Nov.installment \$32.64 unpaid.

22.

Taxes for the year 1965 became a lien March 1st and
are due and payable in May and November of the year 1966.

23.

We hereby certify that no variance has been granted
by the Board of Zoning Appeals of the City of Indianapolis,
Indiana, affecting the use of the real estate described in
the caption hereof, from January 26, 1962 to April 23,
1965, inclusive.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

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 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 February 8, 1962 to and including
May 19, 1965, 8 A. M.

and covers Paragraphs No. 1 to 24
both inclusive, and Sheets No. 1
to 13 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

470993

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Fieber & Reilly

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 May 19, 1965, 8 A. M. and all other Divisions of the State of Indiana down to and including May 13, 1965, 8 A. M.

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.

Lena Avnaim
Harry Sham
Morris Sham
Jerry Sham
Estelle Sham
Estelle Sham Steinman

Stanley Sham
Stanley B. Sham
A. Joseph Maloof
Victoria Maloof
Independent Realty Corp.
Olympic Investment Company, Inc.

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated May 19, 1965, 8 A. M.

By

M. P. Sullivan

dd

677855

Non-Conforming Uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance by not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

The City plan commission is hereby constituted and continued, without any lapse, (as so provided by Section 22 of General Ordinance No. 114, 1922, which section was reordained by the same section of General Ordinance No. 104, 1950, herein restated and reordained as amended), as the board of zoning appeals of this city with all powers conferred thereon pursuant to law and by this chapter. Such commission and board, in addition to the continuance of any existing rules and regulations adopted by either thereof, may from time to time amend, change and supplement the same, as needed to administer all statutes and this chapter, or any later ordinances, relating to their respective powers and duties.

The common council may from time to time, on petition, after public notice and hearing, amend, supplement, or change the districts and regulations herein established.

This certificate is a synopsis only of the general provisions. For specific details, reference should be had to the complete text of the ordinance.

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

677855

ORDINANCE

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

That Sub-Sections (e), (f) and (g) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read respectively:

"(e) Class A4 District. In a class A4 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1700 square feet of the area of the lot.

(f) Class A5 District. In a class A5 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1100 square feet of the area of the lot.

(g) Class A6 District. In a class A6 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 800 square feet of the area of the lot".

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-A0-2

677855

ORDINANCE

BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

That Sub-Section (j) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read as follows:

(j) Restrictions of Floor Areas in Dwelling Houses.
In a Class AA District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 1,500 square feet for each family, or 1,000 square feet for each family if additional floor area of at least 500 square feet per family is provided on any floor or floors.

In a class A1 or A2 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

In a class A3, A4, A5, or A6 district no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 720 square feet for each family, or 600 square feet for each family if additional floor area of at least 120 square feet per family is provided on any floor or floors.

For purposes of this section, "minimum main floor area" shall be the area of that floor or floors (excluding basement or underground floor area) nearest to the level of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

677855

For purposes of this section, "additional floor area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided however that:

- (1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and
- (2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

ATTEST: Clem Smith By: Mary N. Darko, Deputy
AUDITOR OF MARION COUNTY, INDIANA

RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING
RECOMMENDATIONS TO THE MARION COUNTY COUNCIL

-16-

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that, in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And to the end that adequate light, air, convenience of access and safety from fire, flood, and other danger may be secured, that congestion in the public streets may be lessened or avoided, that property values may be preserved, and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted, be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that it recommends to The Marion County Council the adoption by it without amendment of all existing zoning and Subdivision control Ordinances now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in case any lands within Marion County, Indiana, are not zoned by existing Zoning Ordinances, The Metropolitan Plan Commission of Marion County, Indiana, recommends that the resolution to be adopted by the Marion County Council pursuant to Section 5 of Chapter 184 of the Acts of 1957, set forth the following residential or agricultural zoning classifications for such unzoned land.

If such lands lie inside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned R-3 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, and

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance,

said existing Marion County Master Plan Permanent Zoning Ordinance being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above resolution passed by The Metropolitan Plan Commission of Marion County, at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957.

Effective March 28, 1957.

Copy of above Resolution recorded April 1, 1957, in Town Lot Record 1657, page 486.

-17-

January 26, 1962. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

GUARANTEED CERTIFICATE

-18-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

The undersigned hereby *certifies, guarantees and warrants* to whoever relies upon this certificate, and *this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.*

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Juvenile, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein set out.

THIRD That according to the current tax duplicates and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes, ditch assessments nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 18 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 16 both inclusive.

Dated at Indianapolis, Indiana, February 9, 1962, 8 A.M.

UNION TITLE COMPANY

by *William C. Stonecipher*
 President

-16-s1

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

677855

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Haynes Realty Service

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the eight divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including

February 7, 1962, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

February 8, 1962, 8 A.M.

Esther Sham
Sam Sham
Sam I. Sham
Oriel Angel, Guardian
Lena Avnaim
Harry Sham
Morris Sham
Jerry Sham
Estelle Sham
Estelle Sham Steinman
Stanley Sham
Stanley B. Sham

UNION TITLE CO.

BY *Hiram B. Stouffer*
PRESIDENT

sl