

707.00

WARRANTY DEED

Project I-70-3(52)77
Code 0536
Parcel 603

This Indenture Witnesseth, That FAY GOLDSTEIN, ADULT FEMALE - 3/5 INTEREST;
JULIUS L. GOLDSTEIN, ADULT MALE, 1/5 INTEREST; AND JOSEPH
GOLDSTEIN, ADULT MALE, 1/5 INTEREST

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

the STATE OF INDIANA for and in consideration of SIX HUNDRED FIFTY AND NO/100
(650.00) Dollars,

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

LOT 89 IN MCKERNAN AND PIERCE'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 121, IN THE CITY OF INDIANAPOLIS, INDIANA, AS RECORDED IN PLAT BOOK 2 PAGE 94, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT UTILIZED IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.

DULY ENTERED FOR TAXATION

JUL 14 75 09439

James V. Gansford
COUNTY AUDITOR

1423656
Paid by Warrant No. 1423655
Dated 6-24-1975

RECEIVED FOR RECORD
PRECIOUS BYRD
RECORDER-MARION CO.
JUL 14 1 55 PM '75

Indiana State Highway
100 N. Senate

Land and improvements \$650.00 Damages \$~0~ Total consideration \$650.00

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).

In Witness Whereof, the said GRANTORS

have hereunto set their hands and seal, this 15th day of MAY 1975

Fay Goldstein (Seal) Joseph Goldstein (Seal)
FAY GOLDSTEIN, ADULT FEMALE (Seal) JOSEPH GOLDSTEIN, ADULT MALE (Seal)

Julius L. Goldstein (Seal) (Seal)
JULIUS L. GOLDSTEIN, ADULT MALE (Seal) (Seal)

(Seal) (Seal)



CM 12-17-74

A. Perry
MAY 23 1975

This Instrument Prepared by John W. Brossard

75. 36446

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 acknowl-
edged 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 1ST
day of MAY, A. D. 1975; personally appeared the within named FAY
GOLDSTEIN, and JULIUS L. GOLDSTEIN ADULT MALE

Grantors _____ in the above conveyance, and acknowl-
edged 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 JANUARY 4, 1976 Notary Public
JOHN D. TERWILLIGER

STATE OF INDIANA, MARION _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 12TH
day of MAY, A. D. 1975; personally appeared the within named _____

Grantor _____ in the above conveyance, and acknowl-
edged the same to be his 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 JANUARY 4, 1976 Notary Public
JOHN D. TERWILLIGER

The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage
and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this trans-
action, this _____ day of _____, 19____

(Seal) _____ (Seal)
(Seal) _____ (Seal)

State of _____ }
County of _____ } ss:

Personally appeared before me _____
_____ above named and duly acknowledged the execution of the above release
the _____ day of _____, 19____

Witness my hand and official seal.
My Commission expires _____ Notary Public

WARRANTY DEED	FROM	TO
	STATE OF INDIANA	STATE OF INDIANA
Received for record this _____	day of _____, 19____	at _____ o'clock _____ m, and _____ page _____
Recorded in Book No. _____	Recorder _____	County _____
Endorsed NOT TAXABLE this _____	day of _____, 19____	Auditor _____
		County _____
		Division of Land Acquisition Indiana State Highway Commission

4

April 603

QUITCLAIM DEED

THIS INDENTURE WITNESSETH that the State of Indiana, in consideration of the sum of One Thousand Six Hundred Fifty Dollars (\$1,650.00), the receipt of which is hereby acknowledged, hereby quitclaims to Waymon Clark and Jessie May Clark, of Marion County, Indiana, the following described real estate situated in Marion County, State of Indiana, to wit:

PROJECT I-70-3(52)77

PARCELS 593 THRU 606 INCLUSIVE AND PARCEL 619

RECORDED
INDEXED
AUG 10 1950
MARION COUNTY, INDIANA

A part of Lots 84 thru 92 inclusive in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the northeast corner of said Lot 92; thence South 0°-28'-15" E 270.00 feet along the east line of said lots to the southeast corner of said Lot 84; thence North 88°-15'-45" W 80.00 feet along the south line of said Lot 84 to the east boundary of I-70; thence N 0°-28'-15" W 270.00 feet along the boundary of said I-70 to the north line of said Lot 92; thence South 88°-15'-45" East 80.00 feet along the north line of said Lot 92 to the point of beginning and containing 21,584 square feet or 0.496 acres, more or less.

Also, a part of Lots 79 thru 83 inclusive in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the City of Indianapolis, as per plat thereof, Recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the northeast corner of said Lot 83; thence South 0°-28'-15" East 135.00 feet; thence North 88°-15'-45" West 90.00 feet to the west line of said Lot 79; thence N 0°-28'-15" W 15.00 feet along said west line to the northwest corner of said Lot 79; thence North 18°-10'-29" East 31.26 to the north line of said Lot 80; thence North 0°-28'-15" West 90.00 feet to the north line of said Lot 83; thence South 88°-15'-45" East 80.00 feet along said north line to the point of beginning and containing 11,092 square feet or 0.255 acres, more or less.

Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein conveyed over and across the following described line; Beginning at the northwest corner of Lot 92 in McKernan and Pierce's Subdivision of part of Out Lot 121 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, said corner being on the north boundary of I-70; thence South 88 degrees 15 minutes 45 seconds East 10.00 feet along the north line of said lot and the boundary of said I-70; thence South 0 degrees 28 minutes 15 seconds East 372.00 feet along said boundary to the south line of Lot 81 in said subdivision; thence South 18 degrees 10 minutes 29 seconds West 31.26 feet along said boundary to the terminus. It is the purpose of this exception and reservation to provide that no easement of access shall attach or be appurtenant to the real estate herein conveyed by reason of the fact that the same abuts upon I-70, a limited access facility.

WHEREAS, the fee simple title to the real estate hereinabove described was acquired by the State of Indiana through the Indiana Department of Highways in the acquisition of real estate for Project I-70-3(52)77, and properly recorded in the Office of the Recorder of Marion County, State of Indiana; and

WHEREAS, the Indiana Department of Highways, by Order of the Director, has determined that the above described real estate will not be needed for highway purpose or purposes incidental thereto within a reasonable time in the future; and

WHEREAS, the requestor has paid the full purchase price.

NOW THEREFORE this Quitclaim Deed is executed by the State of Indiana in conformity with the I.C. 8-13-2-7.

IN WITNESS THEREOF, the State of Indiana has hereunto set its hand by the Governor of the State of Indiana, attested to by the Auditor of the State of Indiana and attached the Corporate Seal of the State of Indiana, August 2nd, 1985 (DATE)



STATE OF INDIANA

John M. Mutz
JOHN MUTZ Lt. Governor acting in behalf
of ROBERT D. ORR Governor

ATTEST:

Otis E. Cox
Otis E. Cox, Auditor
State of Indiana

Approved as to form and legality by:

Linley E. Pearson JUL 31 1985
Linley E. Pearson, Attorney General
J. Gordon Gibbs, Chief Council-Departments
State of Indiana

This Instrument Prepared By:

John W. Brossart, Chief
Division of Land Acquisition

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, A Notary Public in and for said County, personally appeared this 3rd day of August, 1985, JOHN MUTZ Lt. Governor acting in behalf of ROBERT D. ORR Governor he being thereunto duly authorized, and acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of the State of Indiana.

Witness my hand and seal.

Anna A. Price
Notary Public GARNAG, PRICE

My Commission Expires: 8-7-87
County of Residence: Marion

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said County, personally appeared this 7th day of August, 1985, Otis E. Cox, Auditor of State, he being thereunto duly authorized, and acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of the State of Indiana.

Witness my hand and seal.

Anna M. Cox
Notary Public

My Commission Expires: 1-19-87
County of Residence: Marion

0536

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

July 1, 1975

To Marion County Treasurer
City-County Building
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. _____ 19____
in settlement of the following vouchers:

Description	Amount
Fay Goldstein, Julius L. Goldstein, Joseph Goldstein 829-831 South Capitol Avenue Indianapolis, Indiana	
For Real Estate Taxes _____ on State Road Deed dated May 1, 1975 November 1975 No. _____ in Marion _____	
County, Project I-70-3 (52) _____	
Parcel No. 603 _____ as per Grant/Warranty	
Deed, Dated 5-1-75 _____	
	\$13.03

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By T. Moulder - supos.Date 7-9-75

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

05368

July 1, 1975

19

To Grover Pierce
827 So. Capitol
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. 357963 6/12/75 19
in settlement of the following vouchers:

75-777

Description	Amount
For Relocation Only _____ on State Road No. _____ in Marion _____ County, Project <u>I-70-3(52)</u> Parcel No. <u>603</u> as per Grant/Warranty Deed, Dated <u>5/23/75</u>	250.00

Del by ARHEA 8-12-75

Recorded

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Grover Pierce
Date 8-12-75

0536

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

July 1, 1975

To Fay Goldstein, Julius L. Goldstein
 Joseph Goldstein
 3928 N. Park
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. 1423655 6-24- 1975
 in settlement of the following vouchers:

Transmittal #75-756

Description	Amount
For <u>Purchase R/W</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>603</u> as per Grant/Warranty Deed, Dated <u>5-1-75</u>	\$636.97

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Fay Goldstein

Date

July 7, 1975

CONTROL

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

0536

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3(52) Road I-70 County MARION Owner FAY GOSTEIN Parcel # 603

	1st APPRAISAL	2nd APPRAISAL	3rd APPRAISAL	4th APPRAISAL	REVIEWER'S VALUE IF DIFFERENT FROM APPRAISAL
APPRAISER	ALLISON				
FEE (F), STAFF (S), OWNER (O)	S				
DATE OF APPRAISAL	2-26-75				
BEFORE VALUE	650 ⁻				
AFTER VALUE	-				
DIFFERENCE	650 ⁻				
LAND &/OR IMPROVEMENTS	650 ⁻				
LOSS IN VALUE TO REMAINDER	-				
ESTIMATED COMPENSATION (DUE PROPERTY OWNER)	650 ⁻				
NON-COMPENSABLE ITEM	0				
CHECK (✓) IF APPROVED AS IS	✓				

REVIEWERS COMMENTS AND/OR CORRELATION (SEE ATTACHED SHEET)

I, the undersigned, certify that I have made a visual inspection of the subject and that I have inspected the comparables used in the appraisal (s). I also certify that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my estimate of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

It is my understanding that the value estimate may be used in connection with a Federal-Aid highway project. I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 2-26-75 is \$ 650⁻.

DATE 3-17-75 SIGNED William H. White DATE _____ SIGNED _____
 1st REVIEW APPRAISER 2nd REVIEW APPRAISER

DATE _____ APPROVED _____
 CHIEF REVIEW APPRAISER

APPROVED APPRAISAL AMT. FOR 2,700 SF. REQUIRED R/W \$ 650⁻
 (AREA SIZE)

APPROVED APPRAISAL AMT. FOR _____ EXCESS LAND \$ _____
 (AREA SIZE)

I certify that the above tabulation contains all appraisals made and no changes or alterations have been made therein since the reviewer's determination of value was established, except as documented above, and with the knowledge of the original reviewer. This certification is prepared and submitted in accordance with Federal Highway Administration PPM-80-1, Section 5, Paragraph 3c.

SIGNED: Donald B. Fedor
 TITLE: ASSISTANT CHIEF APPRAISER

MAR 18 1975 INDIANA STATE HIGHWAY COMMISSION

HISTORIC DATA

APPRAISER'S NAME	APPRAISED AMOUNT			DATE OF APPRAISAL			DATE OF APPR REVIEW			AMOUNT PAID FOR BUILDINGS			PROPERTY USE	L.A. CODE	
	26	29	32	35	37	39	41	43	45	47	50	53	56	75	79
LARRY ALLISON	0	0	650	02	26	75	02	26	75	0	0	0	RES	05367	

PROJECT NO. I-70-3(52)

COUNTY MARION

PARCEL NO. 603

NAME & ADDRESS OF OWNER FAY GOLDSTEIN, JULIUS L. GOLDSTEIN, AND JOSEPH GOLDSTEIN,
3928 N. PARK, INDRIS, IND. PHONE 283-7044

NAME & ADDRESS OF PERSON CONTACTED FAY GOLDSTEIN, S.A.A. and JOSEPH
GOLDSTEIN PHONE S.A.A.

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

DATE ASSIGNED 3-24-75 DATE OF CONTACT 5-12-75 TIME OF CONTACT 3:15 P.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgements, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Statement of Just Compensation? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u>YES</u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u>YES</u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u>NA</u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You"? |
| 11. <u> </u> Secured Right-of-Entry? | |

REMARKS: I met with Miss Goldstein and picked up the signed
Deed and Vouchers. I gave her a receipt for the Deed and
copy of the Deeds. Joseph Goldstein signed the papers.

Status of Parcel: (X)-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- | | |
|--|--|
| (<input checked="" type="checkbox"/>) Parcel | (<input checked="" type="checkbox"/>) Weekly Summary |
| (<input checked="" type="checkbox"/>) Owner | (<input checked="" type="checkbox"/>) Attorney |
| (<input checked="" type="checkbox"/>) Broker <u>NA</u> | (<input checked="" type="checkbox"/>) Other, Specify |

J. D. Jewell
(Signature)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 603

NAME & ADDRESS OF OWNER Fay Goldstein, Julius L. Goldstein, and Joseph Goldstein, 3928 N. Park, Indpls, Ind. PHONE 283-7044

NAME & ADDRESS OF PERSON CONTACTED FAY Goldstein, and Julius L. Goldstein
J.A.A. PHONE S.A.A.

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

DATE ASSIGNED 3-24-75 DATE OF CONTACT ~~5-1-~~ 5-1-75 TIME OF CONTACT 3:00 P.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
 Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | |
| 4. <u> </u> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u> </u> Showed plans? Explained take? | 14. <u> </u> Written offer? |
| 6. <u> </u> Explained about retentions? | 15. <u> </u> Retention Letter? |
| 7. <u> </u> Any major item retained? | 16. <u> </u> Statement of Just Compensation? |
| 8. <u> </u> Any minor items retained? | 17. <u>YES</u> Tax memo (interim period)? |
| 9. <u> </u> Walked over property? | 18. <u>NO</u> Receipt of Deed? |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 19. <u>NA</u> Copy of Deed? |
| 11. <u> </u> Secured Right-of-Entry? | 20. <u> </u> Private appraisal letter? |
| | 21. <u> </u> Brochure, "Relocation & You"? |

REMARKS: I met with Fay Goldstein and Julius L. Goldstein at the above address and they signed the Deed and Voucher. I gave them the tax memo, ^{and} ~~but~~ receipt for the deed. Miss Goldstein said she would get Joseph's signature on the Deed and Vouchers. Taxes for November (\$3⁰³) to be paid by voucher. She will mail signed papers to me.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):

Distribution Made

- | | |
|----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner | () Attorney |
| () Broker <u>NA</u> | () Other, Specify |

To sign Joseph.

J. D. Jewell
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division (Rev. 11-74)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 603

NAME & ADDRESS OF OWNER FAY Goldstein, Julius Goldstein & Joseph
3928 N. Park, Indpls PHONE 283-7044

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE _____

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

DATE ASSIGNED RE- 4-25-75 DATE OF CONTACT 4-25-75 TIME OF CONTACT 10:00 A.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgements, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Statement of Just Compensation? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u> </u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u> </u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u> </u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You"? |
| 11. <u> </u> Secured Right-of-Entry? | |

REMARKS: I received a call from Miss Goldstein and she told me that she had received the ten day letter. She said she did not want to go to court and would not sign the papers. I made an appointment to meet with her at her home on 5-1-75. I then called Vicki and had her send the parcel back to me for Re-purchase.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):
Distribution Made
(X) Parcel () Weekly Summary
() Owner () Attorney
() Broker () Other, Specify
J. D. Swilley
(Signature)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 603

NAME & ADDRESS OF OWNER Fay Goldstein, Julius L. Goldstein, & Joseph Goldstein, 3928 N. Park, Indpls., Ind. PHONE 283-9044

NAME & ADDRESS OF PERSON CONTACTED Mrs. Joseph Goldstein (Victoria), 802 Lincolnwood Lane, Apt. A, Indpls., Ind. PHONE 255-4034
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 3-24-75 DATE OF CONTACT 4-8-75 TIME OF CONTACT 5:00 P.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | | |
|---|--|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? | |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? | |
| 3. <u> </u> Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 4. <u> </u> Any other liens, judgements, etc.? | 14. <u> </u> Written offer? | |
| 5. <u> </u> Showed plans? Explained take? | 15. <u> </u> Retention Letter? | |
| 6. <u> </u> Explained about retentions? | 16. <u> </u> Statement of Just Compensation? | |
| 7. <u> </u> Any major item retained? | 17. <u> </u> Tax memo (interim period)? | |
| 8. <u> </u> Any minor items retained? | 18. <u> </u> Receipt of Deed? | |
| 9. <u> </u> Walked over property? | 19. <u> </u> Copy of Deed? | |
| 10. <u> </u> Arranged for owner to pay taxes? | 20. <u> </u> Private appraisal letter? | |
| 11. <u> </u> Secured Right-of-Entry? | 21. <u> </u> Brochure, "Relocation & You"? | |

REMARKS: I called Mrs. Joseph Goldstein (Victoria) and informed her that Fay Goldstein had refused offer. I told her that parcel would be condemned. She said she would tell her husband, Joseph.

Status of Parcel: ()-Secured, (X)-Condemned, ()-Other (Explain):

- Distribution Made
- (X) Parcel (X) Weekly Summary
 - () Owner () Attorney
 - () Broker NA () Other, Specify

J. D. Jewell
(Signature)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 603

NAME & ADDRESS OF OWNER FAY GOLDSTEIN, JULIUS L. GOLDSTEIN, AND JOSEPH GOLDSTEIN, 3928 N. PARK, INDIANAPOLIS, IND. PHONE 283-7044

NAME & ADDRESS OF PERSON CONTACTED FAY GOLDSTEIN, J.A.A. PHONE J.A.A.

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

DATE ASSIGNED 3-24-75 DATE OF CONTACT 4-8-75 TIME OF CONTACT 10:00 A.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgements, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Statement of Just Compensation? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u> </u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u> </u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u> </u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You"? |
| 11. <u> </u> Secured Right-of-Entry? | |

REMARKS: I called Mrs. Goldstein and explained to her, again, that I could not change the offer. She said that she would not accept the offer because she had bought the property as an investment, had been paying taxes on the property for the past ten years, would have to split the compensation three ways, and would have to pay federal tax on the sale of the property. She said she would not sign anything and that she would let the property sit. She said she could not afford to hire an assessor (appraiser) or an attorney for such a small offer and have anything left over. I told her that I would have to turn the parcel in to

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain): PAGE #1 OF 2
Distribution Made
 Parcel Weekly Summary
 Owner MAILED Attorney
 Broker Other, Specify
John D. Jewell, Jr.
(Signature)

REMARKS (Continued)

*the Attorney General's office for Eminent Domain proceedings.
She said I should turn it in because she was not going
to sign anything.*

John D. Twilley
Signature

4-8-75
Date

ER-1

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division (Rev. 11-74)

883.40 - land
866.60 - Damages

BUYER'S REPORT

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 603

NAME & ADDRESS OF OWNER FAY Goldstein, Julius L. Goldstein, and Joseph Goldstein,
3928 N. Park, Indpls, Ind. PHONE 283-7044

NAME & ADDRESS OF PERSON CONTACTED FAY Goldstein, S.A.A.
PHONE S.A.A.

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

DATE ASSIGNED 3-24-75 DATE OF CONTACT ~~3-24~~ 4-2-75 TIME OF CONTACT 4:00 P.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>YES</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u>NO</u> Any affidavits taken? | 13. <u>YES</u> Sent Daily Notice to Relocation Section? |
| 3. <u>NO</u> Any mortgage(s)? | |
| 4. <u>NO</u> Any other liens, judgements, etc.? LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 5. <u>YES</u> Showed plans? Explained take? | 14. <u>YES</u> Written offer? |
| 6. <u>NA</u> Explained about retentions? | 15. <u>NA</u> Retention Letter? |
| 7. <u>NA</u> Any major item retained? | 16. <u>YES</u> Statement of Just Compensation? |
| 8. <u>NA</u> Any minor items retained? | 17. <u>NO</u> Tax memo (interim period)? |
| 9. <u>NO</u> Walked over property? | 18. <u>NO</u> Receipt of Deed? |
| 10. <u>NO</u> Arranged for owner to pay taxes? | 19. <u>NO</u> Copy of Deed? |
| 11. <u>NO</u> Secured Right-of-Entry? | 20. <u>NO</u> Private appraisal letter? |
| | 21. <u>NO</u> Brochure, "Relocation & You"? |

REMARKS: I met with Fay Goldstein and showed and explained the plans.
I explained we wished to buy lot #89 in McKernan and Pierce's Subdivision
in its entirety. This is being done to extend the Capital Ave. ramp to
I-70 to McCarty Street. I checked the title search, gave the offer
letter and statement of just compensation. Mrs. Goldstein was very
unhappy with the offer. She produced a deed and offer from
the city which showed she had sold approx. 1260 s.f. off
a 40'x120' lot on Illinois St. for \$1750⁰⁰ to the city.
The lot on Illinois St. is in the 700 Block South. I told her I
would contact her next week. Julius L. Goldstein was also present at meeting.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):

Distribution Made

- | | |
|----------------------|--------------------|
| (4) Parcel | (4) Weekly Summary |
| (4) Owner | () Attorney |
| () Broker <u>NA</u> | () Other, Specify |

J. D. Jewell
(Signature)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. #603

NAME & ADDRESS OF OWNER FAY GOLDSTEIN, JULIUS GOLDSTEIN, & JOSEPH GOLDSTEIN,
3928 NORTH PARK, INDIANAPOLIS, INDIANA PHONE 283-7044

NAME & ADDRESS OF PERSON CONTACTED FAY GOLDSTEIN, J.A.A.
PHONE J.A.A.

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

DATE ASSIGNED 3-24-75 DATE OF CONTACT 3-26-75 TIME OF CONTACT 10:30 A.M.

OFFER \$ 650⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgements, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Statement of Just Compensation? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u> </u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u> </u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u> </u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You"? |
| 11. <u> </u> Secured Right-of-Entry? | |

REMARKS: I called Mrs. Goldstein to set up an appointment with her to open negotiations on this parcel. Mrs. Goldstein stated that this was a religious period for them and that I should call back on Monday to set up an appointment as she is very busy now.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):

- Distribution Made
- | | |
|----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| () Owner | () Attorney |
| () Broker <u>NA</u> | () Other, Specify |

To Call Monday
John J. Swellby
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

Bar 603

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	74-7553-S

Name on Plans _____

Name of Fee Owner FAY GOLDSTEIN - 3/5 interest JULIUS L. GOLDSTEIN - 1/5 interest
and JOSEPH GOLDSTEIN - 1/5 interest

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation,
in consideration of premium paid, hereby certifies that a search of the records
from October 9, 1974 8A.M. to and including April 15, 1975 8A.M.
reveals no changes as to the real estate described under PNTIC # 74-7553-G/C except:

1. Taxes for 19 74 payable 19 75 in name of Julius L. and Joseph and Fay Goldstein
Duplicate # 5219746 Parcel # 1024803 Township I-Center Code # 1-01
May \$ 13.03 (~~paid~~) (unpaid); November \$ 13.03 (~~paid~~) (unpaid)
Taxes for 19 75 payable 19 76 now a lien., in name of Julius L. and Joseph and
Fay Goldstein.
Assessed Valuation:
Land: \$260.00 Improvements: None Exemptions: None

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has
caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

H. R. Cavill

Assistant Vice President

Robert H. Davenport

Vice President

Countersigned and validated as of the 23rd day of April, 19 75.

Jose L. Dicen
Authorized Signatory

Jose L. Dicen, Title Officer

603

GUARANTY OF TITLE

Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	74-7553-G/C

Names on Plans _____

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby guarantees that as of the 9th day of October, 19 74, 8 A.M.

FAY GOLDSTEIN - 3/5 interest, JULIUS L. GOLDSTEIN - 1/5 interest and JOSEPH GOLDSTEIN - 1/5 interest

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

This Guaranty is issued for the use and benefit of the State of Indiana DIVISION OF LAND ACQUISITION

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

H. H. Caniff

Assistant Vice President

Robert H. Davenport

Vice President

Countersigned and validated as of the 17th day of Oct., 19 74.

Jose L. Dicen
Authorized Signatory

JOSE L. DICEN, TITLE OFFICER

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

Lot 89 in McKernan and Pierce's Subdivision of the middle part of Out Lot 121, in the City of Indianapolis, Indiana, as recorded in Plat Book 2 page 94, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Fay Goldstein, Julius L. Goldstein and Joseph Goldstein being one of the sole and only heirs at law of Ida Goldstein, deceased, as reflected by Estate Docket E 61-13 in the Marion County Probate Court. Fay Goldstein acquired title to 2/5 interest by Quitclaim deed from Cecelia Bluestein and Jake Y. Goldstein dated September 29, 1969 recorded October 2, 1969 as instrument #69-52121.

SCHEDULE "B"

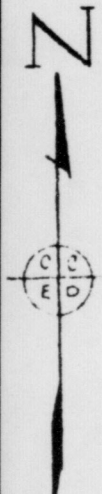
This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

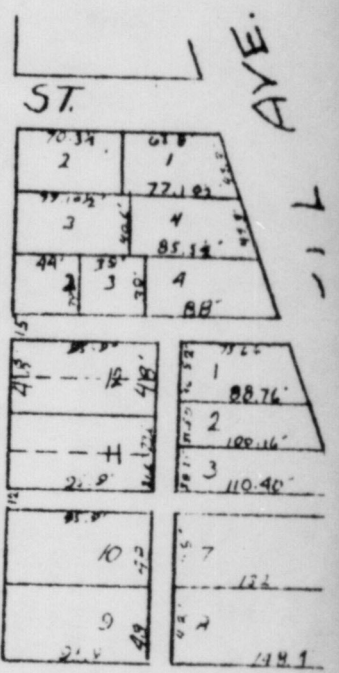
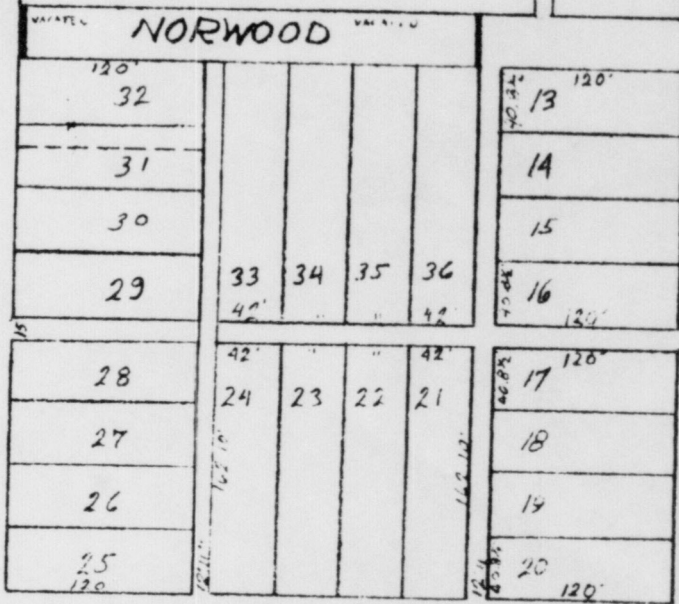
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

5. Taxes for 19 73 payable 19 74 in name of Julius L. & Joseph & Fay Goldstein
Duplicate # 4218603 Parcel # 1024803 Township I-Center Code # 1-01
May \$ 12.98 (paid) (~~unpaid~~); November \$ 12.98 (~~paid~~) (~~unpaid~~)
Taxes for 19 74 payable 19 75 now a lien, in name of Julius L. and Joseph and
Fay Goldstein.
Assessed Valuation:
Land: \$260.00 Improvements: None Exemptions: None

S. 1/2 SE. 1/4 SEC. 11-15



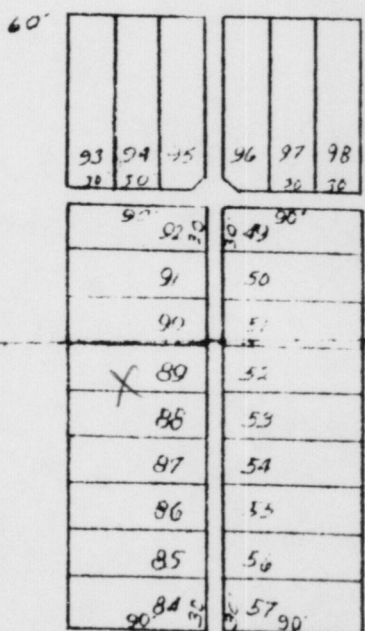
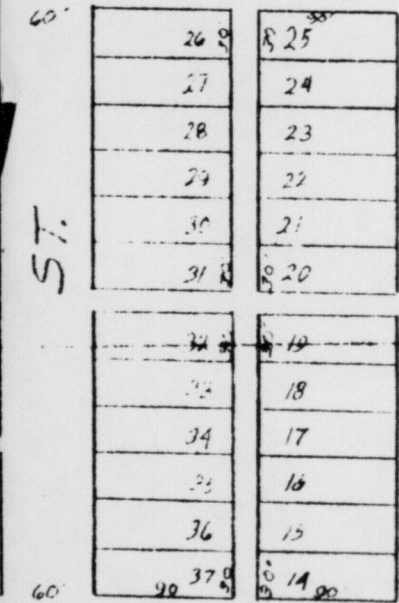
Plat Book - 5 Page - 292



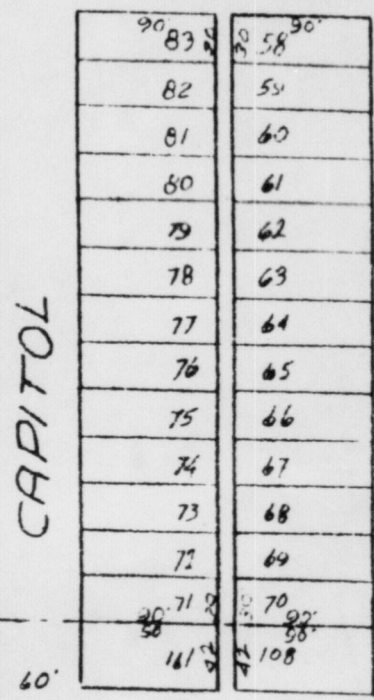
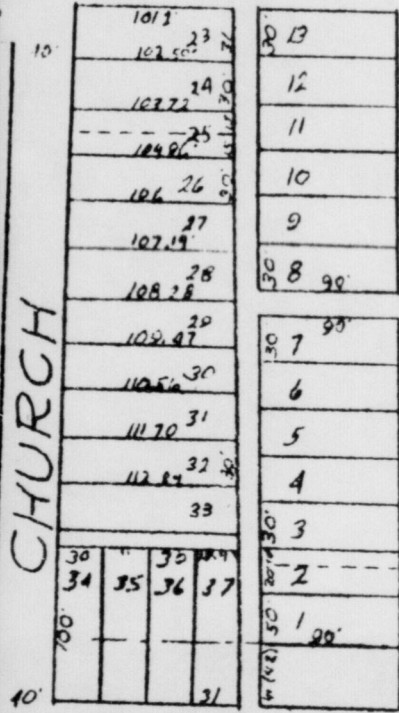
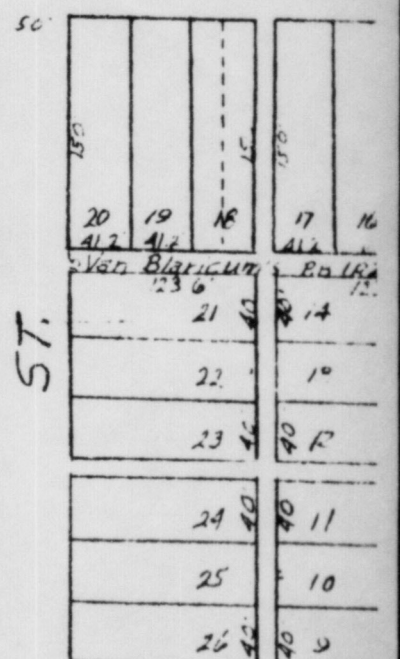
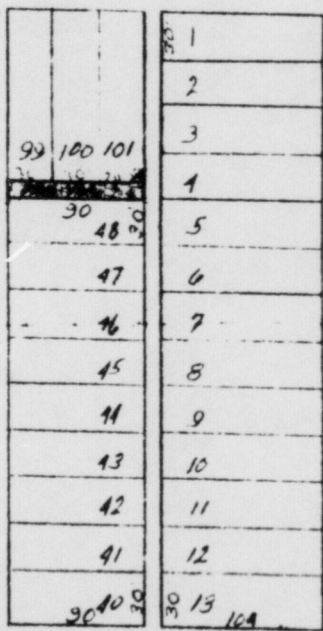
11 120'
E. P. H. H. H.
8-12-68

MCCARTY

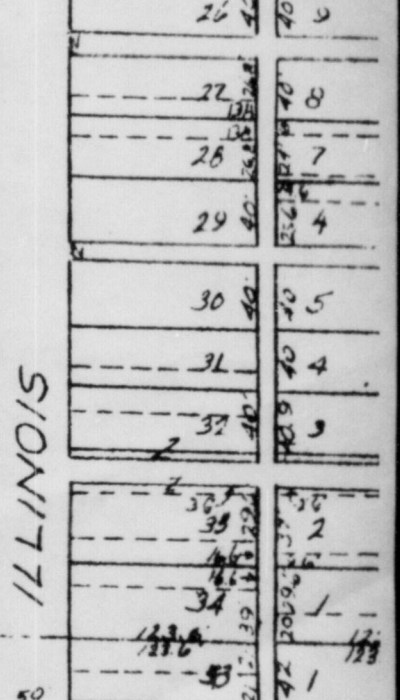
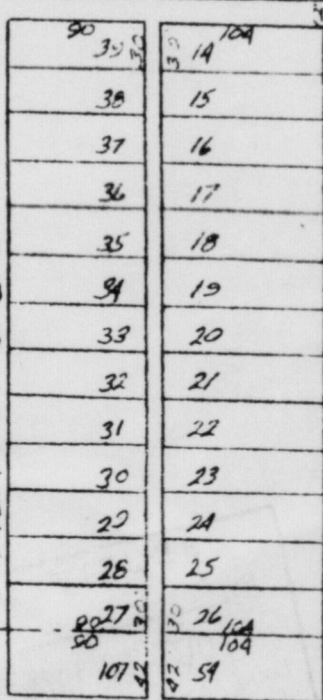
ST.



AVE.



KENWOOD



ILLINOIS

MORRIS

ST.