

65 58335

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 27

*Ch. Free*

This Indenture Witnesseth, That *INDEPENDENT REALTY CORP. BY ITS PRESIDENT A. J. MALCOFF*

of *MARION* County, in the State of *INDIANA*

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

*EIGHT THOUSAND SEVEN HUNDRED AND 00/100 (\$8700.00)*

Dollars,

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

LOT 11, EXCEPT 27 FEET OFF THE ENTIRE NORTH SIDE THEREOF, ALL OF LOT 12 AND 7 FEET OFF THE ENTIRE NORTH SIDE OF LOT 13, ALL IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 86, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



RECEIVED FOR RECORD  
1965 NOV -5 PM 2:10  
MARGIA M. HAYTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

NOV 5 - 1965

*John T. Sutton*  
COUNTY AUDITOR

9.90

Paid by Warrant No. *A 065 658*  
*A 065 657*  
Dated *9-28-65* 19

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.

*J.H.O.*  
*8-19-65*

In Witness Whereof, the said *INDEPENDENT REALTY CORP. BY ITS PRESIDENT*

*A. J. MALCOFF* has hereunto set its hand and seal, this *29th* day of *JULY* 1965

(Seal) *INDEPENDENT REALTY CORP.* (Seal)  
(Seal) *A. J. Malcoff* PRESIDENT (Seal) *(Seal)*  
(Seal) *A. J. MALCOFF (PRESIDENT)* (Seal)  
ATTEST *WM. H. THOMAS, SECY* (Seal)  
(Seal) *WM. H. THOMAS* (Seal)

*J.H.S.*  
*9-1-65*

*(Seal)*  
*WM. H. THOMAS*  
*AUG 27 1965*

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, .....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.

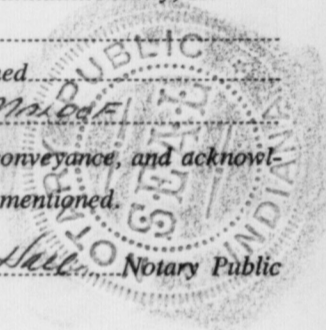
My Commission expires.....Notary Public

STATE OF INDIANA, MARION.....County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 28<sup>th</sup>  
day of JULY, A. D. 1965; personally appeared the within named .....

INDEPENDENT REPLY CORP BY ITS PRESIDENT A.J. MADDIE  
W.M.H. THOMAS, SECY.....Grantor.....in the above conveyance, and acknowl-  
edged the same to be ITS.....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 1969.....Notary Public  
Chadwick G. Hall  
Chadwick G. Hall



65 58335

**WARRANTY DEED**

FROM

TO

**STATE OF INDIANA**

Received for record this

**DULY ENTERED**  
**FOR TAXATION**  
19

day of ..... o'clock m, and

Recorded in Book No. NOV 5 - 1965 page 1

Recorder.....John T. Jackson.....County

Duly entered for taxation this.....

day of ....., 19.....

Auditor's fee \$.....

Auditor.....County

State Highway (51)

**Division of Land Acquisition**  
**Indiana State Highway Commission**

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

October 4, 1965 19

To Indiana National Bank of Indianapolis  
 1036 South Meridian St.  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A 065658 9-28-65 19  
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
Purchase		
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		
July 28, 1965		
Parcel 27 esc.	800	00

PLEASE RECEIPT AND RETURN

Received Payment: *J. Lawrence*

Date: *1-25-66*

*Act for*  
*Dept. of Highways*

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

October 4, 1965

19

To Celtic Federal Savings and Loan  
 Co. & Ind. National Bank of Indianapolis  
 1036 So. Meridan  
 Indiana, Ind.

GENTLEMEN:

We enclose State Warrant No. A 065657 9-28-65 19  
 in settlement of the following vouchers:

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            July 28, 1965</i>  Parcel 27	7900	00

PLEASE RECEIPT AND RETURN

Received Payment:

Celtic by (Lalor)

Date:

10-14-65

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

*Control*  
Project I-70-302  
Parcel No. 27  
Road I-70  
County Marion  
Owner Independent Realty Co.  
Address 2801 Shelby St.  
Address of Appraised Property:  
1036 S. Meridian St.

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
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. yes
8. I have personally inspected the site on May 28, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. 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 April 19, 1965 :  
(Date)

(a) The fair market value of the entire property before the taking is:	\$ <u>8,700.00</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>0</u>
The total value of taking is: (a minus b)	TOTAL \$ <u>8,700.00</u>
(1) Land and/or improvements	\$ <u>8,700.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>8,700.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	6-7-65	<i>[Signature]</i>
Asst. or Chief Appr.	JUN 8 1965	<i>[Signature]</i>

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

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

*Check Del.*

PROJECT # I-70-3-52 PARCEL # 27 COUNTY \_\_\_\_\_

NAME & ADDRESS OF OWNER JR Maloof - Celtic Celtic Fed Savs Loan Bldg  
Ind Nat Bank of Indpls. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Mr. Hennessey of Celtic & John Gardis  
atty rep. IN 13. PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 10-14-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 2:30 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: Check Del to Mr Hennessey of Celtic & John Gardis  
atty for IN 13 Rec. Mort release from Celtic +  
Ind Nat Release from IN 13. Rec Check to Pay Taxes  
and record Ind Nat - Recorded Ind Nat - Paid 6513  
Taxes.

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

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

(Signature) \_\_\_\_\_

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I70-3 (52) PARCEL # 27 COUNTY MARION

NAME & ADDRESS OF OWNER INDEPENDENT REALTY CORP (JOE MALOOK PRES)  
2801 SHELBY PHONE # 576-0481

NAME & ADDRESS OF PERSON CONTACTED  
SUB PROP 1036 So MERIDIAN PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-30-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 9:30 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 MALOOK CALLED - WILL COME TO 1105 STATE AT 11 AM.

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

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

Chadwick H Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3 (52) PARCEL # 27 COUNTY MARION

NAME & ADDRESS OF OWNER INDEPENDENT REALTY

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

SUBJECT PROP AT 1036 SO MERIDIAN PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 7-29-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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: TO CITY-COUNTY FOR FED TAX RELEASE COPY

TO CREDIT FOR MORT SIG

TO ATTY JOHN GARDIN 401 GUARANTY FOR SIG MORT

TO OFFICE

GENERAL OFFICE WORK

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

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify: \_\_\_\_\_

Chadwick H. Hall

(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3 (52) PARCEL # 27 COUNTY Marion

NAME & ADDRESS OF OWNER Trustee Robert Reamy For Maroon (Prop)  
2801 Shelby PHONE # 576-0481

NAME & ADDRESS OF PERSON CONTACTED Mr Rogers D.A.G # 5512 Ex 78  
State Office Bldg PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 7-27-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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: Timed by phone to Mr Rogers Re State Tax  
Warrant 158389 (116785) Aug 27, 1964 Judgment - but - up plus 248  
Mr Rogers states that the lien attached Aug 27, 1964  
(The date of filing) and since that is the case the  
tax warrant is superior to the first & second  
Mortgages on the subject property situated at  
1036 South Marion Street. It now appears that  
the two mortgages will take up (with other charges)  
all the total payment for the property.

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

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

Charles D Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 5

PROJECT # I 70-3 (52) PARCEL # 27 COUNTY MARION

NAME & ADDRESS OF OWNER INDEPENDENT FINANCIAL (Joe Moore Parc)  
2701 SHELBY PHONE # 576-0481

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_  
SUBJECT PARCEL LOCATED AT 1036 S. MARIAN ST PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 7-21-65

OFFER \$ 1700<sup>00</sup> TIME OF CONTACT \_\_\_\_\_

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 MOORE ADVISED IN WRITING THAT RESOLUTION AGREEMENT FOR POSSESSION. THE DEED (OF WHICH ONLY THE ORIGINAL WAS RETURNED) WAS FULLY EXECUTED EXCEPT THAT IT SHOWED "ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS" A NEW DEED WAS PREPARED AND THE OLD ONE WAS KEPT IN ENGINEER'S FILE WITH THE NOTATION THAT THE TWO COPIES WERE MISSING. RESOLUTION IS OK. ACCEPTED POSSESSION OK. NO DOCUMENTS HAVE BEEN PREPARED SINCE THIS PARCEL IS UNDER 2.5 ACRES AND A FEW STATE TAX LIES AND TITLES

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

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

Charveth G Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 4

PROJECT # I 70-3 (52) PARCEL # 27 COUNTY MARION

NAME & ADDRESS OF OWNER INDEPENDENT REALTY CORP  
PRES A. J. MALCOF PHONE # ST6-0481

NAME & ADDRESS OF PERSON CONTACTED MR MALCOF 2701 SHELBY  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 7-28-65

OFFER \$ 8700<sup>00</sup> TIME OF CONTACT 2 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: MET WITH MR MALCOF - HE SIGNED WARRANTY DEED  
AND 2 VOUCHERS ONE FOR \$7900 AND ONE FOR \$800.  
IT IS UNDERSTOOD THAT THESE TWO VOUCHERS WILL  
BIZ MADE PAYABLE TO CAPITAL FED SAVLN ASSN AND  
INDIANA NAT BANK TO SATISFY MORTGAGES AND  
FORECLOSURES. MR MALCOF WILL SEND IN 990 DEED  
STAMPS OR CHECK FOR SAME.

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

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify: \_\_\_\_\_

Hue  
1105 State office

MU 3-6630

Chadwick Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

3

PROJECT # I 70-3 (57) PARCEL # 27 COUNTY MARION

NAME & ADDRESS OF OWNER INDEPENDENT REALTY JOE MALDOPE (PRES)  
2801 SHELBY PHONE # 576-0481

NAME & ADDRESS OF PERSON CONTACTED MR ROGERS D.A.G # 5512 EX 78  
STATE OFFICE BLDG PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 7-27-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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: TALKED BY PHONE TO MR ROGERS RE STATE TAX  
WARRANT 158389 (1167.85) AUG 27, 1964 JUDGMENT 6NE-4 PAGE 248  
MR ROGERS STATES THAT THE LIEN ATTACHED AUG 27, 1964  
(THE DATE OF FILING) AND SINCE THAT IS THE CASE THE  
TAX WARRANT IS SUPERIOR TO THE FIRST & SECOND  
MORTGAGES ON THE SUBJECT PROPERTY SITUATED AT  
1036 SOUTH MERIDIAN STREET. IT NOW APPEARS THAT  
THE TWO MORTGAGES WILL TAKE UP (WITH OTHER CHARGES)  
ALL THE TOTAL PAYMENT FOR THE PROPERTY.

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

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

Chadwick D Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

2

PROJECT # I 70-3 (52) PARCEL # 27 COUNTY MARION

NAME & ADDRESS OF OWNER INDEPENDENT REALTY (JOE MALOOF PRS)

2801 SHELBY

PHONE # 576-0481

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

SUBJECT PROP LOCATED AT 1036 SO MERIDIAN ST

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-14-65

DATE OF CONTACT 7-21-65

OFFER \$ 8700<sup>00</sup>

TIME OF CONTACT \_\_\_\_\_

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 MALOOF MAILED IN WARRANTY DEED - RESOLUTION -

AGREEMENT FOR POSSESSION. THE DEED (OF WHICH ONLY THE ORIGINAL  
WAS RETURNED) WAS FULLY EXECUTED EXCEPT THAT IT SHOWED

"ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS" A NEW DEED

WAS PREPARED AND THE OLD ONE WAS KEPT IN ENGINEER FILE

WITH THE NOTATION THAT THE TWO ~~OLD~~ COPIES WERE MISSING.

RESOLUTION IS OK - AGREEMENT FOR POSSESSION OK. NO DOUCHERS

HAVE BEEN PREPARED SINCE THIS PROP IS UNDER 2 FORECLOSURES

AND A FED & STATE TAX LIEN AND TAXES

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned

( ) Other, awaiting what? \_\_\_\_\_

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify:

Chadwick G Hall

(Signature)

BUYERS REPORT # 1

PROJECT # I 70-3 (52) PARCEL # 27 COUNTY \_\_\_\_\_

NAME & ADDRESS OF OWNER INDEPENDENT REALTY CO (JOE MALOOF PRES)  
2801 SHILBY PHONE # ST6-0481

NAME & ADDRESS OF PERSON CONTACTED MR MALOOF  
SUB PROP AT 1036 SO MERIDIAN PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-30-65

OFFER \$ 8700<sup>00</sup> TIME OF CONTACT 11:32 AM

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

1. (X) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. ( ) (X) (X) Showed plans, explained take, made offer, etc.?
3. (X) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_\_, FHA \_\_\_\_\_, FNMA \_\_\_\_\_, Fed.Ld. Bk. \_\_\_\_\_, Conv'l. \_\_\_\_\_?)
4. (X) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, (X) No)
5. (X) ( ) ( ) Filled out RAAP Form?
6. ( ) (X) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
7. (X) ( ) ( ) 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?

#3 SEE BELOW.

REMARKS: MET WITH MR MALOOF AT 1105 STATE.  
FORESTALLED CAUSE # 564-2400 ATCELTIC 6-28-65 (BAL ABOUT 3800)  
MR MALOOF WILL GET RECEIPT ON FED ~~INTER~~ TALK IEN - MAIL TO MR  
XEROX & RETURN. BALANCE OF MONIES TO BE USED AS FOLLOWS  
TO INDIANA NAT BANK AND RELEASE FROM BLANKET MTG RECORD  
2216 P III INST 49299 AND MR MALOOF WILL MAIL IN 65B REC.  
FOR XEROX & RETURN. STATE WARRANT ~~TAKEN OUT~~  
HE WILL MAIL FINAL BILL PERS DIEM FOR 2MO AND WE WILL  
VOUCHER THIS. MADE OFFER - ACCEPTED. GAVE MR MALOOF  
WARRANTY DEED AND AGREEMENT FOR POSS TO EXECUTE  
VOUCHERING WILL FOLLOW LATER

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

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

Independent Realty Corp  
By J. Maloof Pres.  
Chadwick H Hall  
(Signature)

R E S O L U T I O N

(27)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore  
acquired by Grant Dated 7-29-65  
executed by the STATE OF INDIANA and Independent Realty Corp.  
a frame house - garage

including trees, shrubs and fence, if any, on Road # I-70  
located within the limits of the proposed improvements to be made on  
said highway. The parcel of real estate is situated in Marion  
County, Indiana, and more particularly described as follows:

Parts lots 11 and lot 12 in McCarty's subdivision of E. part  
of out lot 120 of the deonation lands of City of Indianapolis

WHEREAS, the parcel of real estate heretofore described was so procured  
by the Indiana State Highway Commission for construction of Road I-70  
through the County, and

WHEREAS, the above mentioned buildings and improvements located on right  
of way of said proposed construction project designated as I-70-3 (52)

and

WHEREAS, it is necessary, in order to properly construct and improve said  
highway, to sell buildings and other improvements and to cause their re-  
moval from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the Indiana State Highway Commission of Indiana, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided,

and,

BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 1st day of September, 19 65.

Offices of the Indiana State Highway Commission of Indiana.

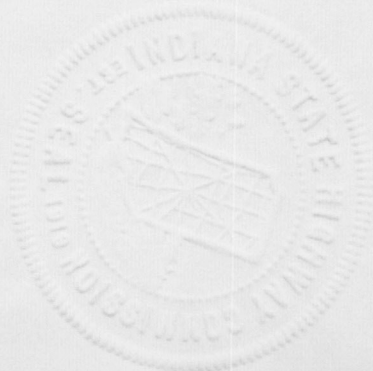
This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 1st day of September, 19 65.

*Roy P. Whitton*

Secretary

SEAL:





65-17964A

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

Names on Plans \_\_\_\_\_

Names in Trans Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of Lots 11 and 12					
McCarty's Sub.					

LAST OWNER OF RECORD

Deed Record \_\_\_\_\_ p. \_\_\_\_\_ Recorded \_\_\_\_\_ Dated \_\_\_\_\_ Deed

Grantor None

Grantee Independent Realty Corp

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor None

Mortgagee \_\_\_\_\_

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

Items 6 & 7

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

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

TAXES Current Paid () Delinquent ()

CERTIFICATE

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

UNION TITLE CO.

Dated this 27<sup>th</sup> day of August 1951 1965 BY C. Edward Blum  
PRESIDENT  
Abstractor

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_  
Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_ BY \_\_\_\_\_  
Date \_\_\_\_\_ Deputy Attorney General

65-17964A ✓

The following is an Extension of the original search by Union Title Company under No. 65-486A. ✓

CAPTION

-1-

Continuation of Abstract of Title to Lot 11, except 27 feet by parallel lines off the entire North side thereof.

Also the North Half of Lot 12, all in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the Plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 2 at page 86 thereof.

Since January 5, 1965, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

-2-

The following is a report on encumbrances shown in abstract prior to the date of beginning this Special Search.

Entries 11 and 12 of last continuation of Abstract bearing #65-486A not released as of August 30, 1965.

65-17964A

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No.  
S565-275  
Complaint filed  
July 13, 1965

The Indiana National Bank  
Of Indianapolis

vs

Independent Realty Corp.

Dept. of Revenue,  
State of Indiana,

Lilo Rentsch

(Also other defendants impleaded  
by reason of interests in real  
estate not certified to herein.)

Suit instituted to foreclose a certain mortgage,  
recorded August 20, 1963, in Mortgage Record 2216  
page 111 in the office of the Recorder of Marion  
County, Indiana.

Summons issued July 13, 1965, returnable July 26, 1965,  
and returned showing that defendant Independent Realty  
Corp. was served on July 15, 1965 by reading and deliver-  
ing a true copy to A. J. Maloof, resident agent of said  
Corp.; and that defendant Dept. of Revenue, State of  
Indiana was served on July 13, 1965 by reading and  
delivering a true copy to John Dillon; (no return of  
summons on file for defendant Lilo Rentsch).

"PENDING"

-3-

Uniform Commercial  
Code

Search has been made of the records in the Office  
of the Recorder of Marion County, Indiana, which  
search discloses no financing statements as  
required by the Uniform Commercial Code (chapter 317,  
1963 Acts of Indiana General Assembly) with respect  
to any Security Interest in crops or in fixtures  
containing an adequate description of real estate  
herein, except None.

-4-

Judgment Search

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

-5-

Independent Realty Corp.

from January 5, 1965,  
8 A.M. to date and  
against none other.

65-17964A

Cause No. S-62-2344  
-6- Judgment for costs in favor of Lito Rentsch vs Independent Realty Corp. rendered February 24, 1965, in the Superior Court, Cause No. S-62-2344, Order Book 1164, page 138.

Tax Warrant No. 159881  
-7- Tax Warrant for \$116.00 in favor of State of Indiana vs Independent Realty Corp. filed April 27, 1965 in the Circuit Court, Tax Warrant No. 159881, Judgment Docket G-H-I-4 page 248.

-8- Taxes for the year 1963 and prior years paid in full.

-9- Taxes for 1964 payable 1965 on McCartys E Sub. Ex. 27 ft. N Side L 11, N 1/2 L 12, 15 ft. S Side L 12, 7 ft. N Side L 13, in name of Independent Realty Corp.

Duplicate No. 292333, H-I-J, Indianapolis, Center Township, Code No.1-01, Parcel No. 41036

May Installment \$73.21 Paid

November Installment \$73.21 Unpaid

-10- Assessed Valuation  
Land \$1,080.00 Improvements \$490.00 Exemptions None.

-11- Taxes for 1965 now a lien in name of Independent Realty Corp.

Fidelity Union Skin

459572

-1-

INDIANAPOLIS, INDIANA

Abstract of Title from October 14, 1959 to October 22, 1962, inclusive to Lot Number Eleven, (11), except 27 feet by parallel lines off the entire North side thereof. Also the North half of Lot Number Twelve (12), all in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 2 at page 86 thereof.

Prepared for: Joe Maloof

CONVEYANCES

Misc. Record  
647 page 536  
Inst. #42992  
June 13, 1960  
Recorded  
June 16, 1960

DEPARTMENT OF INSURANCE  
State of Indiana

Office of  
Insurance Commissioner

Indianapolis, Indiana  
June 13, 1960

-2-

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

I, Alden C. Palmer, Insurance Commissioner of the State of Indiana, do hereby certify that the Central Standard Indemnity Company, Chicago, Illinois, has completed with all the requirements of the laws of this State applicable to said Company and is authorized to transact its appropriate business of all forms of insurance described under Class II and Class III, Section 39-3501, Indiana Insurance Law, except Fidelity and Surety and Workmen's Compensation, insurance in this State, in accordance with the laws thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office at Indianapolis, Indiana, the day and year written above.

Alden C. Palmer (Seal)  
Insurance Commissioner

Esbeck

Fidelity Union Skin

-1-

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459572

Misc. Record  
687 page  
Inst. #79047  
Sept. 11, 1961  
Recorded  
Sept. 22, 1961

DEPARTMENT OF INSURANCE  
State of Indiana

Office of  
Insurance Commissioner

Indianapolis, Indiana  
September 11, 1961

-3-

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

I, Harry E. McClain, Insurance Commissioner of the State of Indiana, do hereby certify that the Selective Life Insurance Company, Chicago, Illinois has complied with all the requirements of the laws of this State applicable to said Company and is authorized to transact its appropriate business of Life, Accident and Health (The Central Standard Indemnity Company, Chicago, Illinois, was licensed in Indiana March 18, 1955, as a Casualty Company to write Accident and Health insurance. On January 2, 1961, the Company changed its name to "The Selective Life Insurance Company" and changed its classification to a Life Company writing Life, Accident and Health Insurance) insurance in this State, in accordance with the laws thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office at Indianapolis, Indiana, the day and year written above.

Harry E. McClain (Seal)  
Insurance Commissioner

-4-

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

-5-

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

ABSTRACTER'S NOTE: The mortgage of date February 3, 1959, recorded February 4, 1959 in Mortgage Record 1973 page 692, in the office of the Recorder of Marion County, Indiana, executed by Independent Realty Corp. to Colonial Savings and Loan Association was entered satisfied of record May 6, 1960, by written release of record in Release Record 236 page 187.

*Estaback*

*Fidelity Union S&M*

459572

INDIANAPOLIS, INDIANA

MECHANICS' LIENS

-6-

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

L. M. BROWN DIVISION

JUDGMENTS

-7-

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:

Central Standard Indemnity Company, from October 14, 1959 to date.

The Selective Life Insurance Company, from January 2, 1961 to date.

None found unsatisfied.

oyers Title Insurance Corporation

ASSESSMENTS

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

*Estaback*

Fidelity Union Skin

100% COTTON

FLUORESCENT

459572

TAXES

INDIANAPOLIS, INDIANA

-9-

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

-10-

Taxes for the year 1961 assessed in the name of Central Standard Indemnity Company.

L. M. BROWN DIVISION

Part of Parcel No. 41036.  
General Tax Duplicate No. 336746.  
Indianapolis, Center Township,  
are due and payable the first Monday in May and November 1962.

May Installment Paid  
Nov. Installment Unpaid

SINCE PAID IN FULL  
ATTY. L. M. BROWN TITLE CO.  
BY *[Signature]*  
PRESIDENT

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

-11-

Lawyers Title Insurance Corporation

Taxes for year 1962 became a lien May 1962 and are due and payable in May and November, 1963.

SINCE PAID IN FULL  
ATTY. L. M. BROWN TITLE CO.  
BY *[Signature]*  
PRESIDENT

Fidelity Union Skin

100% COTTON

FLUORESCENT



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

-12-

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 ordinance 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:

Five Classes of Use Districts termed respectively, Class U-1, of 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.

Four Classes of Height District, 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, 1,200 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 building 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 Area.

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 A3, 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, front set-back lines shall be equal to  $\frac{1}{3}$  of the average depth of the lot up to 50 feet, width 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  $2\frac{1}{2}$  stories high, such least dimensions shall be not less than  $\frac{1}{6}$  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 dimensions of rear yard shall be not less than  $\frac{1}{2}$  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, yard 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.

Non-Conforming uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance but 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.

The 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-3 ; Height District, Class H-1 ; and Area District, Class A-4 ; all as 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.

-13-

October 11, 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.

METROPOLITAN PLAN COMMISSION  
DOCKET NO. 60-AO-4

459572

ORDINANCE

-14- 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 of 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.

ORDINANCE

-15- 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.

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

Clem Smith by Mary N. Darko, Deputy

Attest: 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 lands:

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 the 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 Deed Record 1657 page 486.

459572

# CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is from October 14, 1959 to and including

October 22, 1962 and covers Paragraphs No. 1 to 17 both inclusive, and Sheets No. 1 to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION  
L. M. BROWN DIVISION

By *M L Sullivan*



# Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

*Abstracts - Escrows - Title Insurance*

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

459572

## In The UNITED STATES DISTRICT COURT

### SEARCH FOR BANKRUPTCIES

At the Request of

Joe Maloof

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

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

This certificate covers the Indianapolis Division down to and including October 22, 1962  
and all other Divisions of the State of Indiana down to and including October 22, 1962

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

Central Standard Indemnity Company  
The Selective Life Insurance Company

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated October 22, 1962

By M. L. Sullivan



65-486A

CAPTION

-1-

Continuation of Abstract of Title to Lot 11, except 27 feet by parallel lines off the entire North side thereof.

Also the North half of Lot 12, all in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 2 at page 86 thereof. Since October 22, 1962.

Prepared For: A. Joseph Maloof

Town Lot Record  
1972, Inst. #3589  
Dec. 3, 1962  
Recorded  
Jan. 9, 1963

The Selective Life Insurance  
Company (Corp. Seal)  
By, H. A. Pierce,  
Vice President  
ATTEST: P. A. Hyland,  
Secretary, an Illinois  
corporation, and authorized  
to do business in the  
State of Indiana

Special Warranty Deed  
(U. S. Revenue  
Stamp Attached)

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to  
Independent Realty Corp.

Lot Numbered 11 except 27 feet by parallel lines off of the entire North side thereof.

Also the North half of Lot Numbered 12, all in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 2 at page 86 thereof.

THIS DEED is expressly made subject to all unpaid taxes and assessments, easements, zoning, building laws, ordinances, or any restrictions of record.

The undersigned officers hereby certify that their acts in conveying this real estate have been duly authorized by the Board of Directors of said corporation; also, that there is no outstanding preferred stock in said corporation.

This deed warrants title against any person claiming by, through and under the grantor herein only and not otherwise.

Above instrument executed or acknowledged outside of the state of Indiana.

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Misc. Record  
571 page 555  
Inst. #213  
Dec. 31, 1956  
Recorded  
Jan. 2, 1957

ARTICLES OF INCORPORATION OF INDEPENDENT REALTY CORP.

Pursuant to the provisions of The Indiana General Corporation Act, as amended.

The name of the Corporation is Independent Realty Corp.

The purposes for which the Corporation is formed are:

To acquire, own, hold, lease, mortgage, convey, pledge and otherwise, in any and all manner whatsoever, deal in and with or dispose of real and personal property, tangible and intangible.

To possess, exercise and enjoy all of the rights, privileges and powers granted, authorized and conferred by an Act of the General Assembly of the State of Indiana, entitled "The Indiana General Corporation Act" approved March 16, 1929, and any and all Acts amendatory thereof or supplemental thereto, and any future Act or Acts adopted by the General Assembly of the State of Indiana, and any law of the State of Indiana, and among other things, in the furtherance and not in limitation of the powers conferred by law or herein expressed, to possess and exercist the following rights, privileges and powers, to-wit:

To continue as a corporation, under its corporate name, perpetually;

To sue and be sued in its corporate name;

To have a corporate seal and to alter same at pleasure, and to use such seal generally, but the use of such seal shall be necessary only as required by law;

To acquire, own, hold, use, lease, mortgage, pledge, sell, convey or otherwise dispose of property, real and/or personal, tangible and intangible, legal or equitable;

To borrow money and to issue, sell or pledge its obligations and evidences of indebtedness, and to mortgage or pledge its property and franchises to secure the payment thereof;

To purchase, acquire, hold, mortgage, pledge, hypothecate, exchange, sell, deal in and dispose of, alone or in syndicates or otherwise in conjunction with others, commodities and other personal property of any kind, character and description whatsoever and wheresoever located, and any interest therein; to pay for any property, real or personal, this corporation may acquire or purchase, with shares of the capital stock, bonds or other obligations or securities of this corporation, or to issue its shares of stock or other securities in exchange therefor;

The period during which the Corporation shall continue is perpetual.

The total number of shares into which the authorized capital stock of the Corporation is divided is 1,000 shares, consisting of 1,000 shares without par value.

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

Approved and filed Dec. 31, 1956.

Frank A. Lenning,  
Secretary of  
State of Indiana

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PAID IN CAPITAL AFFIDAVIT  
FOR INDEPENDENT REALTY CORP.

Misc. Record  
571 page 560  
Inst. #214  
Jan. 2, 1957  
Recorded  
Jan. 2, 1957

Affidavit signed by majority of directors of said corporation states that required capital has been fully paid in.

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Town Lot Record  
2013 Page 439  
Inst. #48783  
Aug. 12, 1963  
Recorded  
Aug. 19, 1963

Leon D. Mazur,  
unmarried adult  
to

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

Independent Realty Corp.

"Lot 11, except 27 feet off the entire North Side thereof, all of Lot 12 and 7 feet off the entire North side of Lot 13, all in McCarty's Subdivision of the East part of Out lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana."

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This deed is made for the purpose of correcting the title in a certain Warranty Deed wherein Leon D. Mazur unmarried, conveyed to David Simon and Rose Simon, husband and wife, by Warranty Deed dated February 3, 1959, and recorded February 4, 1959, in Town Lot Record 1736, page 607.

NOTE: Described Lot 12 and Lot 11, except 27 feet off the North Side, also 7 feet off the --- Side of Lot 13.

Subject to all easements, restrictions and mortgages of record.

Proper Citizenship Clause is attached.

Instrument fails to show name of person preparing same.

Mortgage Record  
2184 page 207  
Inst. #3593  
Jan. 8, 1963  
Recorded  
Jan. 9, 1963

Independent Realty Corp.  
(Corp. Seal)  
By; A. Joseph Maloof, President  
ATTEST: Victoria Maloof,  
Secretary-Treasurer

Mortgage

to  
Celtic Federal Savings and Loan  
Association of Indianapolis

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Lot 11, except 27 feet by parallel lines off the entire North side thereof, Also the North half of Lot 12 all in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 2 at page 86 thereof.

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To secure the performance of the provisions and the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of \$2,000.00 with interest thereon as provided in said note, said principal and interest being payable in regular monthly installments of \$39.50 each, payable on or before the 8th day of each calendar month hereafter.  
Instrument shows name of person preparing same.

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No. S64-2400 Celtic Federal Savings and  
Complaint filed Loan Association of Indianapolis  
March 30, 1964 vs

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Independent Realty Corp.  
The Indiana National Bank  
of Indianapolis

Suit instituted to foreclose a certain mortgage recorded January 9, 1963 in Mortgage Record 2184, page 207 in the office of the Recorder of Marion County, Indiana.

Summons issued March 30, 1964 returnable April 14, 1964 and returned showing that defendant Independent Realty Corp. was served on March 31, 1964 by reading and delivering a true copy to A. J. Maloof agent of said Corp.

And that defendant Indiana National Bank was served March 31, 1963 by reading and delivering a true copy to L. J. Boersie, Cashier of said Corp.

August 24, 1964. Defendant Independent Realty Corp. filed answer in denial of plaintiff's Complaint.  
"Pending".

Mortgage Record  
2216 Page 111  
Inst. #49299  
Aug. 15, 1963  
Recorded  
Aug. 20, 1963

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Independent Realty Corp.  
(Corp. Seal)  
By, A. Joseph Maloof,  
President  
ATTEST: Victoria Maloof,  
Secretary,  
A. Joseph Maloof and  
Victoria Maloof,  
jointly and severally  
to  
The Indiana National Bank  
of Indianapolis

Indemnifying Mortgage

Lot 11, except 27 feet off the entire North side thereof, all of Lot 12 and 7 feet off the entire North side of Lot 13, all in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2,

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page 86, in the office of the Recorder of Marion County, Indiana, and more commonly known as 1036 South Meridian Street.

(Also other real estate).

To secure the principal amount of \$12,161.35 and interest, including any amount already advanced by Mortgagee to Borrower. Interest on such advances shall be at the rate agreed upon by Borrower and Mortgagee, not exceeding, however, the rate of six per cent per annum, discounted in advance. All of said advances are or will be evidenced by the principal promissory note or notes of Borrower, payable to the order of Mortgagee, providing for interest after maturity at the rate of eight per cent per annum, for late charges upon delinquent installments, for attorney's fees, and for payment without relief from valuation or appraisal laws.

It is further agreed that at the expiration of six months from date, the Mortgagee may at its option extend the period of its agreement to make advances under this mortgage for an additional term of six months, and successively thereafter at the end of each six months period may at its option make like extensions, which extensions may be evidenced merely by the making of such advances after the expiration of each such six months.

Instrument shows name of person preparing same.

Uniform Commercial Code Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except "NONE".

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Judgment Search

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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:

The Selective Life Insurance Company

from October 22, 1962  
to and including  
January 9, 1963

and vs

Independent Realty Corp.

from December 31, 1956  
to date and  
against none other

Tax Warrant  
#158389

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Tax Warrant for \$1,167.85 and costs in favor of State of Indiana vs Independent Realty Corp. filed August 27, 1964 in the Circuit Court, Tax Warrant #158389.  
Judgment Docket GHI-4 page 248.

NOTICE OF FEDERAL TAX LIEN UNDER INTERNAL REVENUE LAWS

Inst. #64-30826  
June 24, 1964  
Recorded  
June 25, 1964

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Indianapolis District  
Pursuant to the provisions of Sections 6321, 6322, and 6323 of the Internal Revenue Code of 1954, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount of said taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights to property belonging to said taxpayer, to wit:

NAME OF TAXPAYER: Independent Realty Corporation  
RESIDENCE OR PLACE  
OF BUSINESS: 245 East Ohio Street,  
Indianapolis, Indiana

TYPE OF TAX AND PERIOD (a)	ASSESSMENT DATE (b)	REFERENCE NO. (c)	AMOUNT OF ASSESSMENT (d)
Corporation IT (form 1120)	2/14/64	D 201811	1,567.30
			TOTAL \$1,567.30

PLACE OF FILING MARION COUNTY, INDIANA.

WITNESS my hand at Indianapolis 6, Indiana, on this, the 24th day of June, 1964.

James E. Daly  
DISTRICT DIRECTOR OF  
INTERNAL REVENUE

By: William J. Meek  
Supervisor OCF

Instrument shows name of person preparing same.

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-13- Taxes for the year 1962 and prior years paid in full.

-14- Taxes for 1963 payable 1964 on McCarty's E. Sub. Ex. 27 ft. N Side L11 N 1/2 L12 15 ft. S Side L12 7 ft. N Side L13 in name of Independent Realty Corp.

Duplicate No. 376138, H-I-J, Indianapolis, Center Township, Code No. 1-01, Parcel No. 41036.

May Installment \$70.27 Paid.

November Installment \$70.27 Paid.

Assessed Valuation:

Land \$1,080.00 Improvements \$490.00 Exemption (None)

-15- Taxes for 1964 now a lien in name of Independent Realty Corp.

-16- December 23, 1964. 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.

EXCERPTS OF THE "AIRPORT DISTRICT ORDINANCE", ADOPTED BY THE MARION COUNTY COUNCIL, SEPTEMBER 4, 1963.

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by The Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof be amended by the addition of the following provisions:

SECTION 1.01 AIRPORT DISTRICT

An AIRPORT DISTRICT, a secondary zoning district, is hereby established for Marion County, Indiana. The AIRPORT DISTRICT shall consist of two parts, the "Airport Approach Area" and the "Airport Circling Area" as each is defined in this ordinance and indicated on the Airport District Map for each public airport (which Map dated November 7, 1962 is a part of this ordinance and incorporated herein by reference).

All land so defined and indicated is hereby zoned and classified as the AIRPORT DISTRICT.

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

The following regulations shall apply to land within the Airport District. These regulations shall be in addition to all other primary or secondary zoning district regulations applicable to said land, and in case of conflict, the more restrictive regulations shall control.

1. USE

Within that part of the Airport Approach Area of the Airport District within a horizontal radius of 10,000 feet from the airport reference point, as defined in this ordinance, no building, structure or premises shall be erected, relocated or converted for use as a school, church, child caring institution, hospital, stadium, public auditorium, theater, public assembly hall, public swimming pool, picnic grounds, carnival, amusement park, penal institution or sports arena.

2. HEIGHT

a. Within the Airport Circling Area and the Airport Approach Area, of the Airport District, no projection of any building, structure, or plant growth hereafter constructed, located or grown, or of any existing building, structure, or plant growth hereafter reconstructed, relocated or enlarged shall penetrate above the approach surfaces, the runway surfaces, the transitional surfaces, the horizontal surface, or the conical surface, whichever is more restrictive.

b. Provided, however, projections may extend to a maximum height of 50 feet above the established airport elevation.

3. PERFORMANCE STANDARDS

The following performance standards shall apply within the Airport Circling Area and the Airport Approach Area, of the Airport District, except that part of the Airport Area whose horizontal distance from the airport reference point is greater than the radius of the Airport Circling Area:

Interference with Communication

No use shall create interference with any form of communication whose primary purpose is for air navigation.

Smoke, Dust and Particulate matter

(1) No use shall create or emit smoke of a density equal to or greater than No. 2 according to the Ringelmann Scale, as now published and used by the United States Bureau of Mines.

(2) No use shall cause dust, dirt or fly-ash of any kind to escape beyond the lot lines in a manner detrimental to or endangering the visibility of air crews using the airport in landing, taking off, or maneuvering of aircraft.

NOTE: COPIES OF MAP ABOVE REFERRED TO BEING A DISTRICT MAP FOR INDIANAPOLIS (WEIR COOK) MUNICIPAL AIRPORT ARE ON FILE IN THE OFFICE OF THE METROPOLITAN PLANNING DEPARTMENT: ALSO A COPY FILED OCTOBER 7, 1963, AS INSTRUMENT #59018, IN THE MARION COUNTY RECORDER'S OFFICE.



# GUARANTEED CERTIFICATE

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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 **9** both inclusive.

Dated at Indianapolis, Indiana, **January 5, 1965, 8 A.M.**

UNION TITLE COMPANY

by *C. Edward Blum*  
 President

-9- mrr

# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

65-486A

## 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: **A. Joseph Maloof**

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

**December 23, 1964, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including

**December 24, 1964, 8 A.M.**

**The Selective Life Insurance Company**

**Independent Realty Corp.**

**Notice of Federal Tax Lien #64-30826 recorded  
June 25, 1964, not duplicated herein.**

UNION TITLE CO

BY *Edward Blum*  
PRESIDENT

MFR