

69 59925

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 534

This Indenture Witnesseth, That

GREGG AND SON, INCORPORATED

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of

One Hundred and Forty Five Thousand - - - - - (\$145,000.00) Dollars,

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

A PART OF OUT LOT 118 IN THE CITY OF INDIANAPOLIS, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWESTERN BOUNDARY OF MADISON AVENUE AT A POINT 75.00 FEET SOUTHEASTERLY (ALONG SAID SOUTHWESTERN BOUNDARY) FROM THE INTERSECTION OF THE SOUTHERN BOUNDARY OF RAY STREET AND SAID SOUTHWESTERN BOUNDARY OF MADISON AVENUE; THENCE CONTINUING SOUTHEASTERLY 133.40 FEET ALONG SAID SOUTHWESTERN BOUNDARY TO THE SOUTHEAST CORNER OF THE OWNERS' LAND; THENCE WESTERLY 230.40 FEET ALONG THE SOUTH LINE OF THE OWNERS' LAND WHICH LINE IS PARALLEL WITH THE SOUTHERN BOUNDARY OF RAY STREET TO THE EAST LINE OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD; THENCE NORTHERLY 133.19 FEET ALONG SAID EAST LINE; THENCE SOUTH 85 DEGREES 56 MINUTES 42 SECONDS EAST 188.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.620 ACRES, MORE OR LESS.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE LIMITED ACCESS FACILITY (TO BE KNOWN AS I-70 AND AS PROJECT I-70-3(52)77) TO AND FROM THE OWNERS' ABUTTING LANDS. THIS RESTRICTION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE TO THE SAID ABUTTING LANDS.

ALSO, AN EASEMENT IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: A PART OF OUT LOT 118 IN THE CITY OF INDIANAPOLIS, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERN BOUNDARY OF RAY STREET AND THE SOUTHWESTERN BOUNDARY OF MADISON AVENUE; THENCE SOUTHEASTERLY 75.00 FEET ALONG SAID SOUTHWESTERN BOUNDARY; THENCE NORTH 85 DEGREES 56 MINUTES 42 SECONDS WEST 188.63 FEET TO THE EAST LINE OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD; THENCE NORTHERLY 63.00 FEET ALONG SAID EAST LINE TO THE SAID SOUTH BOUNDARY OF RAY STREET; THENCE EASTERLY 164.63 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.269 ACRES, MORE OR LESS, FOR THE PURPOSE OF THE REMOVAL OF A BUILDING WHICH ENCROACHES UPON THE LANDS HEREIN CONVEYED IN FEE SIMPLE, WHICH EASEMENT WILL REVERT TO THE GRANTORS UPON THE COMPLETION OF SAID BUILDING REMOVAL AND THE LEGAL RELEASE OF THIS EASEMENT IN THE OFFICE OF THE RECORDER OF THE AFORESAID COUNTY.

~~SUBJECT TO A LEASE FOR 99 YEARS, WHICH LEASE WAS CONVEYED JULY 1, 1921, BY MATILDA HELFENBERGER, HAROLD W. HELFENBERGER AND VIRGINIA E. PATTON AND W. BLAINE PATTON TO GREGG BUILDING COMPANY (NOW GREGG & SON, INC.) BY VIRTUE OF A LEASE RECORDED JULY 13, 1921, IN MISCELLANEOUS RECORD 120, PAGE 99, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.~~ DELETE. RELEASED OF RECORD. WAJ 7/31/69

COUNTY AUDITOR
919638 NOV 14 '69

Paid by Warrant No. A-279557
Dated 9-11-1969

M. W. Myers
AUG 5 1969

Page 1

John W. Brassard

This Instrument Prepared by
69 59925

Land and improvements \$137,070.00 Damages \$7,930.00 Total consideration \$145,000.00

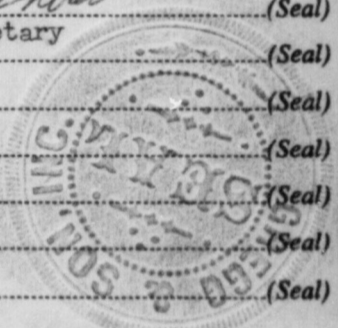
The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

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).

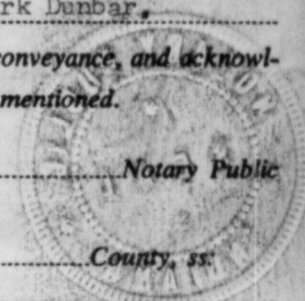
And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior 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.

In Witness Whereof, the said Grantors

have hereunto set their hand and seal, this 30th day of July 1969
(Gregg and Son, Incorporated)
By Lee E. Hocker, President
Attest Mark Dunbar, Secretary



STATE OF INDIANA, Marion County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of July, A. D. 1969; personally appeared the within named GREGG AND SON, INCORPORATED, by Lee. E. Hocker, it's President, and Mark Dunbar, it's Secretary Grantor in the above conveyance, and acknowledged the same to be it's 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 6-27-73 Clara J. Logan 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 acknowledged the same to be voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal. My Commission expires Notary Public

W.H.B. 8-1-69 M.W. Myers AUG 5 1969

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THE PHILADELPHIA, BALTIMORE AND
WASHINGTON RAILROAD COMPANY, ET AL

-to-

STATE OF INDIANA

Land situate in the City of Indianapolis,
Marion County, Indiana.

Prepared *YH*
Checked *MM*
Approved

Descp. *YH*
Compd. *MM*

Drawer
BOX

Map
PKG.

53-
I 178-3 (62)

INDIANA STATE HIGHWAY COMMISSION

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

Sept. 12 1969

To Gregg & Son, Incorporated
 American Fletcher National Bank & Trust Co.
 c/o Mr. Edward B. Raub Jr.
 1510 Merchants Bank Bldg.
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-279557 9-11-1969
 in settlement of the following vouchers:

Transmittal #70-124

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>534</u> as per Grant/Warranty Deed, Dated <u>7-30-69</u>	\$145,000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *M. E. Dunbar Secy*
 Date 9/12/69

Control

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE
Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3(52) Road I-70 County MARION Owner ^{HAROLD} HELFENBERGER Parcel # 534
ETAL

I, the undersigned, certify that I have made a visual inspection of the subject, the last one being on the date of my determination of fair market value, and that the determination of fair market value is to be used in connection with a Federal Aid highway project. I further certify that I have personally inspected the comparables used by the appraisers in their determination of fair market value; 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 determination 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.

I further certify that the appraisals are fully documented and supported as required by the Indiana State Highway Commission and the requirements of the current policies and procedures of the Federal Bureau of Roads, and it is my opinion that the values as set out in the appraisals represent fair market values, except: NO EXCEPTIONS.

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 9-12-68 is \$ 140,000.

Name: ^{RONALD E.} GETTEL Appraiser Name: ^{JOHN A.} DAVIS Review Appraiser

BEFORE VALUE	117,000	145,000	145,000
AFTER VALUE	10,000	5,000	5,000
DIFFERENCE	107,000	140,000	140,000
LAND &/OR IMPROVEMENTS	101,200	132,070	132,070
LOSS IN VALUE TO REMAINDER ...	5800	7,930	7,930
ESTIMATED COMPENSATION	107,000	140,000	140,000
(DUE PROPERTY OWNER)			
NON-COMPENSABLE ITEMS	-0-	-0-	-0-

CORRELATION:

SEE ATTACHED APPRAISAL REVIEW

The undersigned assumes that the statements made by the appraiser and certified by him are true and accurate, and therefore, assumes no responsibility except as may be noted above.

Date: 9/12/68

Signed: Robert C. Bommer
Review Appraiser

Approved: Richard A. Baird
Chief Review Appraiser

DEC 3 1968

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion

PARCEL NO. 534

NAME & ADDRESS OF OWNER Gregg and Son, Incorporated

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED atly; Edward B. Raulb Jr.

1510 Merchants Bank Bldg - Indpls, Ind. PHONE # 632 1348

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

DATE ASSIGNED RE 7-22-69 DATE OF CONTACT 7-31-69 TIME OF CONTACT 10 A.M.

OFFER \$ 145,000.00 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. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. <u>NA</u> Written offer? |
| 6. _____ Explained about retentions? | 15. <u>yes</u> no Retention Letter? |
| 7. _____ Any major item retained? | 16. <u>yes</u> Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. <u>NA</u> Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. <u>yes</u> Receipt of Deed? |
| 10. <u>yes</u> Arranged for owner to pay taxes? | 19. <u>yes</u> Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. <u>NA</u> Private appraisal letter? |

REMARKS: Personally called at office of Mr. Raulb, who presented:

- Warranty Deed, properly executed by fee
- Corporate Authority Affidavit, " " " "
- Claim Voucher, signed by fee, and mortgagee
- Now Retention of Improvements form, signed by fee.
- Copy of Release of 1921 lease by Gregg (then as Gregg Building Company), released July 31, 1969.

Mr. Raulb was given:

- Copy of W. Deed - ~~Receipt~~ Receipt for W. Deed
- Copy of Claim Voucher - Transfer of Property letter

He was told payment will be made in about 90 days, after which the W. Deed will be recorded at States expense.

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hooten
(Signature)

Copy to Callison

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Gregg and Son, Incorporated
1004 Madison Ave — Judpls Ind. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED attorney, Edward B. Raub Jr.
1510 Merchants Bank Bldg — Judpls. PHONE # 632 1348

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

DATE ASSIGNED RE 7-22-69 DATE OF CONTACT 7-24-69 TIME OF CONTACT 10³⁰ A.M.

OFFER \$ 145,000.⁰⁰ 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>no</u> Secured driveway right of entry? |
| 2. <u>no</u> Any affidavits taken? | 13. <u>yes-11/16/69</u> Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. <u>yes</u> Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. <u>no</u> Any other liens, judgments, etc.? | 14. <u>yes</u> Written offer? |
| 5. <u>yes</u> Showed plans? Explained take? | 15. <u>NA</u> Retention Letter? |
| 6. <u>NA</u> Explained about retentions? | 16. <u> }</u> Transfer of Property Letter? |
| 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>yes</u> Arranged for owner to pay taxes? | 20. <u> }</u> Private appraisal letter? |
| 11. <u>no</u> Secured Right of Entry? | |

REMARKS: Personally delivered and handed to Mr. Raub:

- Original States Offer Letter
- Warranty Deed (3 copies)
- Claim Voucher (4 copies)
- Corporate Authority Affidavit
- Non Retention of Improvements form

Mr. Raub agreed to

- 1 - promptly process conveying papers
- 2 - Have 69B taxes paid, and copy of paid receipt for States Closing agent at date of closing (about 90 days).
- 3 - Have recorded, a release of lease now on record originally executed by Gregg Building Company (now Gregg & Son, Inc.). A copy of this release to be placed in States file to accompany processing for payment.

Mr. Raub will contact this office when signing has been completed.

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

- Distribution Made
- (1) Parcel (1) Weekly Summary
 - () Owner (X) Attorney
 - () Broker () Other, specify:

Warren L. Hooten

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER ^{NEW} Gregg and Son, Incorporated

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Edward B. Raut, Jr

1510 Merchants Bk Bldg - Indpls. 46204 PHONE # 632 1348

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

DATE ASSIGNED RE 7-22-69 DATE OF CONTACT 7-22-69 TIME OF CONTACT _____

OFFER \$ not given TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <input type="checkbox"/> Checked Abstract with owner? | 12. <input type="checkbox"/> Secured driveway right of entry? |
| 2. <input type="checkbox"/> Any affidavits taken? | 13. <input type="checkbox"/> Mailed Daily Notice to Relocation |
| 3. <input type="checkbox"/> Any mortgage(s)? | Section. (thru Control Section)? |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <input type="checkbox"/> Showed plans? Explained take? | 14. <input type="checkbox"/> Written offer? |
| 6. <input type="checkbox"/> Explained about retentions? | 15. <input type="checkbox"/> Retention Letter? |
| 7. <input type="checkbox"/> Any major item retained? | 16. <input type="checkbox"/> Transfer of Property Letter? |
| 8. <input type="checkbox"/> Any minor items retained? | 17. <input type="checkbox"/> Tax Memo (interim period)? |
| 9. <input type="checkbox"/> Walked over property? | 18. <input type="checkbox"/> Receipt of Deed? |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed? |
| 11. <input type="checkbox"/> Secured Right of Entry? | 20. <input type="checkbox"/> Private appraisal letter? |

REMARKS: 7/22 - P.M. Received parcel back for renego.

State's Offer raised administratively from \$140,000.00 to \$145,000.00

Current title record discloses property ownership changed June 1969, to Gregg and Son, Incorporated.

7/23 - 11AM Phoned attorney Raut; confirmed that officers of above are LEE E. HOCKER, Pres, and MARK DUNBAR, Secy. Mr. Raut instructed

that conveying papers be delivered to him for review and processing.

Mr. Raut agreed to have receipt for paid 69^B taxes by date of closing, about 90 days. He also requested prompt processing

for payment as his clients note with AFNB becomes due in 90 days from June 30, 1969, carrying an interest of 9 1/2% (on \$70,500.00).

Prepare conveying papers - deliver to Mr. Raut

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hooten

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 19 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfeberger et al
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Fredrick J. Capp - attorney for fee owners
5226 NOB LANE, Judpls., Ind. PHONE # 547 9145

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 4-10-69 TIME OF CONTACT _____

OFFER \$ 140,000.00 TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Phoned Mr. Capp, and learned that he has recently acquired the services of Mr. Mead Knight, appraiser, to appraise the real property, and doesn't expect to receive the completed appraisal for a week or so.

This agent reported to Mr. Capp that a directive has been handed down to close out this acquisition because of plans for early bridge construction, and that since:

- Wm Blain Patton Jr had rejected our offer, as per his letter to us, 2/28/69,
- and since it will take more than a week for Mr. Knight's appraisal,
- and since there is no lessee/lessor agreement because of uncomplete appraisal,

it shall be necessary to file acquisition of this parcel in litigation.

Mr. Capp was invited to contact us in the event of a satisfactory lessee/lessor agreement, based on our offer, if same should develop in the near future.

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

Distribution Made

- | | |
|------------|----------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | (X) Attorney F. CAPP |
| () Broker | () Other, specify: |

Warren Hooten

(Signature)

633 5372

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 18 COUNTY Marion

PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Edward Raub - atty for Gregg Cleaners (lessee)

1510 Merchants Bank Bldg - Indpls.

PHONE # 632 1348

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 4-10-69 TIME OF CONTACT 10³⁰ AM

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: Phoned Mr. Raub, and learned there is no progress to report on settlement of their interest with fee owners. Notified Mr. Raub that we are unable to hold this parcel inactive until July 1970 at which time Gregg's option to purchase becomes effective.

Also reported to Mr. Raub, that urgency requires that acquisition must be completed so that plans for early bridge construction may proceed.

It was mutually agreed to proceed with filing acquisition in litigation.

If lessor-lessee interests are resolved in the near future, we invite their notification - at which time we will endeavor to withdraw the parcel from the Attorney General's Office

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

Distribution Made

- | | |
|------------|-----------------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | (X) Attorney <u>E. RAUB</u> |
| () Broker | () Other, specify: |

Warren Hooten

(Signature)

633 5372

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 17 COUNTY Marion

PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfeberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 4-10-69 TIME OF CONTACT 10 AM

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
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| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Due to urgent need to acquire this parcel, that
bridge contract may progress, this agent has been
instructed to file in litigation if Fee Owners and their
Leasehold interest have not reached an agreement to accept
the State's Offer.

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

Distribution Made

- (1) Parcel (1) Weekly Summary
- () Owner () Attorney
- () Broker () Other, specify:

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 16 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Edward Raut - atty for Gregg Cleavers

1510 Merchants Bank Bldg - Indpls. PHONE # 632 1348

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 4-3-69 TIME OF CONTACT 11 AM

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
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| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Received phone call from Mr. Raut, who reported that he has not personally been contacted by Frederick Capp, supposedly representing the fee owner.

He reported that he has had a proposition from one of the family (believed to be Mr. Patton, Los Angeles) offering \$15,000.⁰⁰ for leasehold interest, and in the event of litigation Gregg shall pay all court costs, etc. Mr. Raut feels this is ridiculous, and inquired on any urgency for State to acquire - as Gregg has the option to purchase the property by July 1970, and he suggested we hold on this while they may exercise their option. He feels that negotiation can be simplified if Gregg becomes owner. This agent promised to explore the possibility of delay, and will recontact him following this Easter week end.

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

Distribution Made

- (1) Parcel (1) Weekly Summary
() Owner () Attorney
() Broker () Other, specify:

Warren Hooten

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 15 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Frederick J. Capp - attorney for fee owner
5226 Nat Lane - Judpls. PHONE # 547 445 9145

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 3-25-69 TIME OF CONTACT 10 am

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Phoned Mr Capp, as pre planned. Mr. Capp reported that:

- he has had an appraisal made on Leasehold interest,
- he has made a proposal to Gregg Cleavers attorney, Edward B. Raub,
on an amount for settlement of leasehold interest,
- that if Gregg Cleavers are agreeable to figure offered, the
States Offer to the fee owner is agreeable.

Mr. Capp suggested we recontact him in about one week, after
he has had time to receive a reply from Edward Raub

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hosten

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 14 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Frederick J. Capp - attorney for fee owners
Mostly at - residence - 5226 NOB LANE Judpls. 547 9145
Seldom at - office - 6134 HILLSIDE PHONE # 257 1670

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 3-21-69 TIME OF CONTACT 10:45 AM

OFFER \$ 140,000.00 TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Phoned and talked with Mr. Capp, reviewing that calls have just
been made with Mr. Helfenberger and Mr. Patton, and that Mr. Patton
approved our contact with him (Capp).

Mr. Capp replied that he would like to review with our
office, the nature of acquisition. He requested I
recontact him on Thursday, 3/24, at 547 9145, and we
would set up an appointment time.

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hooten

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 13 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfenberger

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Wm Blaine Patton Jr.

Los Angeles, Calif PHONE # Area 213 670 1906

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 3-21-69 TIME OF CONTACT 10¹⁵ A.M

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT (X) TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Phoned and talked with Mr. Patton, who thanked us for our letter dated March 12, which stated that we would not move immediately in litigation. He reported that he is presently attempting to reach a fee agreement with an Indpls attorney, but regardless of the outcome, they will use the attorney.

This agent suggested, that if he (Patton) wished us to contact his attorney we would do so. He then approved the contact suggestion and said that their attorney is:

MR. FREDERICK J. CAAP

office at 6134 HILLSIDE

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

Distribution Made

- (1) Parcel (1) Weekly Summary
 () Owner () Attorney
 () Broker () Other, specify:

Warren Hooten
(Signature)

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

Distribution Made

- (1) Parcel (1) Weekly Summary
 () Owner () Attorney
 () Broker () Other, specify:

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 11 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold Helfenberger, et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 3/11/69 TIME OF CONTACT 11 AM.

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: 3/4/69 - Rec'd letter (in parcel) from W. Blaine Patton, Jr., Co-owner, commenting that they are attempting to seek local Counsel, and that he is rejecting the offer.

3/6/69 - Rec'd letter (in parcel) from Harold Helfenberger, stating that he will inform us as soon as they have local Counsel.

3/11/69 - Prepared letter to W. Blaine Patton Jr. - copies to Harold Helfenberger, and Doris Irene Clawson, stating that requisition will not be filed through Court immediately, waiting contact with their legal Counsel.

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

- Distribution Made
- (1) Parcel (1) Weekly Summary
- () Owner () Attorney
- () Broker () Other, specify:

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 10 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Robt Butterworth (appraiser for Gregg, Leachell Interest)

3765 E. 65th St - Judpls. Ind. PHONE # 255 8013

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 2-27-69 TIME OF CONTACT P.M.

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Received Call from Mr. Butterworth, requesting information re elevation of I-70 over Madison Ave., Penn-Central R.R., and effect to traffic on Ray St west of Madison Ave. Replied a check will be made.

In Room 1201, discussed points with Stanley Yoder, and inquired for any changes to design as appeared on Grading Plans, Sheets 63 and 64. Mr. Yoder reported no changes.

2/28/69 - Xeroxed part of sheets 63 and 64 (Grading Plans).

Mailed same to Mr. Butterworth for his study and observation.

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

Distribution Made

(1) Parcel (1) Weekly Summary

() Owner () Attorney

() Broker () Other, specify: _____

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 9 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 2-21-69 TIME OF CONTACT _____

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: 2/20/69 Rec'd letter from attorney Edward B. Raub, Jr., requesting information regarding relocation, and other matters.

(Revised letter, and handed a copy to Relocation Section, James Crawford.)

2/21/69 Prepared follow up letters to all 3 out of State fee owners requesting replies to our Offer, and correspondence, of January 9 and 10, 1969. (Letter copies in parcel)

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

- Distribution Made
- (1) Parcel (1) Weekly Summary
 - () Owner () Attorney
 - () Broker () Other, specify:

Warren Hosten
(Signature)

offer - Jan 9

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger, et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 2-7-69 TIME OF CONTACT _____

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: 2/4/69 - Received parcel directly from J. Brossart, with letter of instruction on type of Affidavit need if successful in buying.

2/7/69 (A.M.) - Received phone call from Gregg Cleaners attorney Edward B. Raub, 1510 Merchants Bank Bldg, requesting reprint of road design sheet effecting subject, and copy of metes & bounds
(P.M.) - Prepared Xerox copy of that part of design sheet, showing subject property, and mailed same to Mr. Raub, along with Xerox copy of W. Deed metes & bounds.

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

- Distribution Made
- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED John Brossart - Ch Abs.

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-28-69 TIME OF CONTACT 3:15 p.m.

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: In office of Mr. Brossart, discussed title chain, and
inquired if we should proceed at this time to have an
affidavit prepared showing status of heirs living and deceased.
Mr. Brossart directed that parcel be left with him for
updating and further search in title chain

Parcel transferred to - Abstracting Section

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

Distribution Made

- | | |
|------------|---------------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: _____ |

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger, et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED W. Blaine Patton, Jr.

9500 La Tijera Blvd - Los Angeles, Calif. # 90052 PHONE # ana 3

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-28-69 TIME OF CONTACT 2 P.M

OFFER \$ 140,000.⁰⁰ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Received letter from W. Blaine Patton, Jr., supplying information requested in our letter dated 1-20-69. (letter copy in parcel

Information supplied appears to have not been picked up in title search, by PNTI, dated April 20, 1967.

Discussed same with W. Belky who concurred that this matter should be reviewed with J. Brossart, Ch. Abstractor, who may desire to have a further search made.

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

W. Bosteen

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Wm Blaine Patton, Jr.

Los Angeles, Calif. PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-20-69

OFFER \$ 140,000.⁰⁰ TIME OF CONTACT AM.

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Letter from above, 1/14/69. → (copy in parcel)

Answered his letter, and requested additional information
on heirs of Virginia E. Patton, deceased. (letter copy in parcel, 1/20/69)

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

Distribution Made

- (1) Parcel (1) Weekly Summary
- () Owner () Attorney
- () Broker () Other, specify:

Warren Foster
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger, et al

PHONE # _____

NAME & ADDRESS OF PERSONS CONTACTED Mr. Lee E. Hocker - President
Mr. Mark Dunbar - Secretary > Gregg & Sons, Inc.
office at
Progress Laundry - 430 E. Market St., Indpls. PHONE # 632 2431

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-13-69

OFFER \$ 140,000.⁰⁰ TIME OF CONTACT 9:15 A.M.

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: Personally called on Mr. Hocker and Mr. Dunbar. Discussed
acquisition and presented them with copies of States Firm Offer
Letter sent to the Helfenberger family, which letter had attached a
list of property and land improvements to be acquired, and a copy of
the letter mailed to Harold W. Helfenberger on January 10, 1969.

Mr. Hocker was told that he will be given a 180 Day Possession
Notice, by an agent from our Relocation Section when this agent
calls on him to discuss relocation problems and costs.

Mr. Hocker commented that they will discuss the package offer
with their attorney, Mr. Edward B. Raub, Jr., while waiting contact
from fee owners to discuss the acquisition.

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | (X) Other, specify: |
| | <u>LEE HOCKER</u> |

Warren L. Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger, et al
Deerfield, Florida PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-10-69

OFFER \$ 140,000.⁰⁰ TIME OF CONTACT A.M.

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. <u>1-10-69</u> Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)? | Section. (thru Control Section)? |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax Memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. _____ Private appraisal letter? |

REMARKS: ① Prepared letter to above, confirming our phone conversation
of Jan. 8, 1969. ② Prepared plat of property location, Xeroxed from
design plan. ③ Prepared States Firm Offer Letter. ④ Prepared
list itemizing land and improvements to be acquired

Mailed original copy of ①, ③ and copies of ②, ④ - to Harold W. Helfenberger
Mailed copies of 1, 2, 3, 4 to Doris ete Dawson, and Wm Blaine Patton
Copies of 1, 2, 3, 4, will be handed to Mr. Lee Hocker, President
Gregg & Sons Inc., at appointment Monday AM - Jan 13, 1969

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger, et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-9-69

OFFER \$ 140,000.⁰⁰ TIME OF CONTACT _____

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | | | |
|-----------|-----------------------------------|------------------------------------|--|
| 1. _____ | Checked Abstract with owner? | 12. _____ | Secured driveway right of entry? |
| 2. _____ | Any affidavits taken? | 13. _____ | Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ | Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 4. _____ | Any other liens, judgments, etc.? | 14. _____ | Written offer? |
| 5. _____ | Showed plans? Explained take? | 15. _____ | Retention Letter? |
| 6. _____ | Explained about retentions? | 16. _____ | Transfer of Property Letter? |
| 7. _____ | Any major item retained? | 17. _____ | Tax Memo (interim period)? |
| 8. _____ | Any minor items retained? | 18. _____ | Receipt of Deed? |
| 9. _____ | Walked over property? | 19. _____ | Copy of Deed? |
| 10. _____ | Arranged for owner to pay taxes? | 20. _____ | Private appraisal letter? |
| 11. _____ | Secured Right of Entry? | | |

REMARKS 10 AM Prepared Firm Offer Letter to mail to all parties of interest.

2 P.M. Reviewed acquisition with W. Belky, J. L. O'Connell, and R. Bowers.

3:30 P.M. By phone, contacted Mr. Lee E. Hocker, President of dry cleaning company. Mr. Hocker confirmed that he is President, name of lessee shall be Gregg & Sons, Inc., and that his office address is 430 E. Market St., Juds. Phone 632 2431.

Made tentative appointment to hand him a copy of State Offer letter to fee owners, Monday, January 13, 1969, 9 to 9:30 A.M. He will be out of town all day Friday, Jan. 10.

4 P.M. Tried calling Wm Pattow, Los Angeles, inquiring on date of death of Virginia E. Pattow, any will, any children, etc. No answer to phone ring. (Area 213 670 1906)

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

Distribution Made

- (1) Parcel (1) Weekly Summary
() Owner () Attorney
() Broker () Other, specify: _____

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger, et al
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED - Same, Harold W. Helfenberger
1002 10th Street S.E. - Deerfield Beach, Florida PHONE # Area 305 399 4175
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12-10-68 DATE OF CONTACT 1-8-69

OFFER \$ 140,000.⁰⁰, to all parties of interest TIME OF CONTACT 3:30 p.m.

- Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:
- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: Phoned L.D. and talked with Harold W. Helfenberger. Need for, and type of acquisition was explained. Mr. Helfenberger enlightened this agent on family names, as:

- Harold W. Helfenberger and Irma K. Helfenberger (H & W) — 4/9 interest above address and phone.
- Doris Irene Helfenberger Dawson (Michael Dawson, her husband) — 1/9 interest 148 Bokland Ave., Bellwood, Illinois (Phone, Area 312, No. L14 1628)
- Virginia E. Pattow, deceased 1951 William Blaine Pattow, her husband ^{son} — 4/9 interest 9500 La Tijera Blvd., Los Angeles, California (Phone, unknown) 90052

(Continued)

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

Distribution Made

- (1) Parcel (1) Weekly Summary
- () Owner () Attorney
- () Broker () Other, specify:

Warren Hooten
Area 317 (Signature) 633 5372

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY _____

PARCEL NO. 534

NAME & ADDRESS OF OWNER _____

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 1-8-69

OFFER \$ _____ TIME OF CONTACT _____

Write YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. _____ Checked Abstract with owner? | 12. _____ Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax Memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. _____ Secured Right of Entry? | |

REMARKS: Inquiring if owners had legal Counsel in Indianapolis to handle their interests, Harold Helfenberger replied that he did not have local Counsel and at this time was not acquainted with any attorney. This agent informed Mr. Helfenberger that the appraisals have been completed, and that the States offer of \$140,000.00 is now given, and which offer covers the interests of owners, and their lessee, Gregg Dry Cleaners - and that the State does not attempt to designate the divided interests between lessee and lessor. An official, Firm Offer Letter will be forwarded to all family interests, and a letter will be mailed to Harold W. Helfenberger confirming our conversation.

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 534

NAME & ADDRESS OF OWNER Harold W. Helfenberger et al

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 12-10-68 DATE OF CONTACT _____

OFFER \$ _____ TIME OF CONTACT _____

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Parcel received.

Being of a very complicated nature, study well before attempting contacting 3 owners, all out of State, and lease, Gregg Dry Cleaners.

12/13/68 - Began preliminary study.

12/17/68 - P.M. Spent most of afternoon studying appraisal, separating items of real property included in offer.

12/18/68 - Confirmed real property items with Rev. Appr., R. Bommer, 9³⁰ A.M.

Laid parcel aside, due to direction of work on other parcels detail.

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

() Other, awaiting what? _____

Distribution Made

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

Warren Hooten

(Signature)

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 1965 payable 1966 in name of Doris Irene Helfenberger Dawson
Duplicate # 6021650 Parcel # 1030999 Township I-Center Code # 1-01
May \$ 1,713.60 (paid) ~~XXXXXXXXXXXX~~; November \$ 1,713.60 (paid) ~~(unpaid)~~
~~XXXXXXXXXXXXXXXXXXXXXXXX~~

Assessed Valuation:

Land \$16,220.00, Improvements \$19,780.00 Exemptions none
Taxes for 1966 payable 1967 payable 1968 now a lien.

6. Lease for a term of 99 years beginning July 1, 1921, from Matilda Helfenberger, widow and unmarried, Harold W. Helfenberger unmarried, and Virginia E. Patton and W. Blaine Patton, her husband to Gregg Building Company (now Gregg & Son, Inc.) dated July 1, 1921, recorded July 13, 1921, in Miscellaneous Record 120, page 99.
7. Judgment for \$1514.51 and costs in favor of Merchants National Bank and Trust Co. vs Virginia Patton, rendered July 26, 1962 in the Superior Court, Cause No. C-41392. Order Book 1007 page 530, Judgment Docket P-Q-3 page 10.

*1/31/69 - Gene at Pioneer checked the records for me from April 17, 1967, and found no change. John W. Stewart
Ch. Title Section.*

REAL ESTATE DESCRIPTION

Part of Out-Lot 118 in the City of Indianapolis, described as follows:
Beginning in the center line of the roadway of the Jeffersonville,
Madison and Indianapolis Railroad Company's track at the point where
Ray Street (as now extended to Madison Avenue) crosses the center
line of said roadway and track, and 102 feet South of the North line of
said Out-Lot 118; thence South in the center line of said roadway and
track of said railroad 196 feet and 2 1/4 inches; thence East 258 feet
to the East line of said Lot, being the West line of Madison Avenue;
thence North 20 degrees West along the West line of said Madison
Avenue 208 feet and 4 inches; thence West along the South line of
Ray Street, as now extended, to the place of beginning; being one
acre, more or less, subject to the right of way of said Railroad
Company.

Pioneer National
Title Insurance Company

Union Title Division

Guaranty Number 67-1930-0

(Schedule A Continued)

Dated March 28, 1955, Recorded April 9, 1955, in Deed Record 1568, as Instrument No. 25851. (No U. S. R. shown) and Deed from Harold W. Helfenberger and Irma K. Helfenberger, his wife, Dated March 28th, 1955, Recorded April 9, 1955 in Deed Record 1568 as Instrument No. 25852. (No U. S. R. shown)

REAL ESTATE DESCRIPTION

Part of Out-Lot 118 in the City of Indianapolis, described as follows: Beginning in the center line of the roadway of the Jeffersonville, Madison and Indianapolis Railroad Company's track at the point where Ray Street (as now extended to Madison Avenue) crosses the center line of said roadway and track, and 102 feet South of the North line of said Out-Lot 118; thence South in the center line of said roadway and track of said railroad 196 feet and 2 1/4 inches; thence East 258 feet to the East line of said Lot, being the West line of Madison Avenue; thence North 20 degrees West along the West line of said Madison Avenue 208 feet and 4 inches; thence West along the South line of Ray Street, as now extended, to the place of beginning; being one acre, more or less, subject to the right of way of said Railroad Company.

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 65 payable 1966 in name of Doris Irene Helfenberger Dawson
Duplicate # 6021650 Parcel # 1030999 Township I.Center Code # 1-01
May \$ 1,713.60 (paid) (~~XXXX~~); November \$ 1,713.60 (paid) (~~XXXX~~)
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Assessed Valuation:

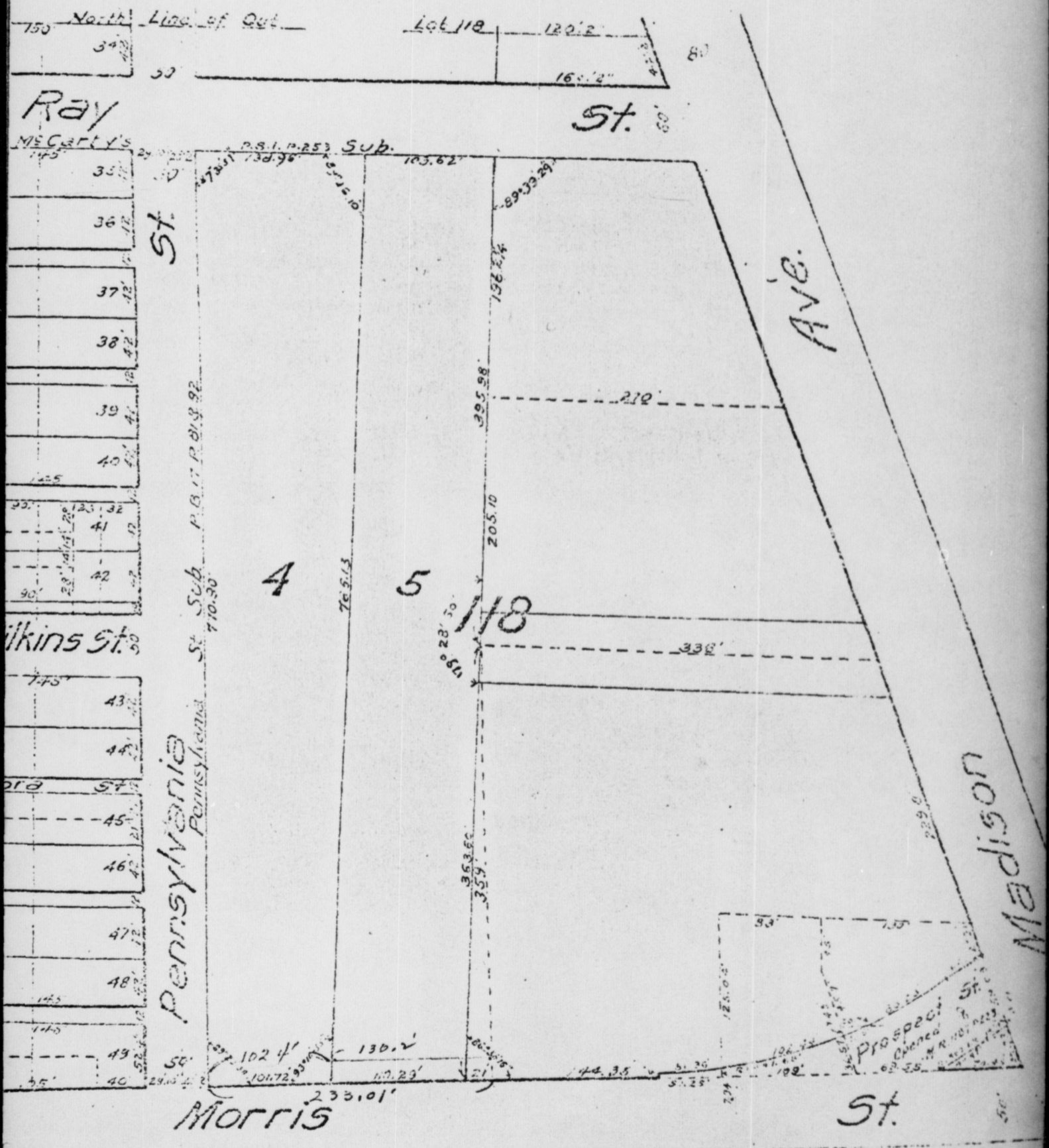
Land \$16,220.00 Improvements \$19,780.00 Exemptions None
Taxes for 1966 payable 1967 and 1967 payable 1968 now a lien.

6. Lease for a term of 99 years beginning July 1, 1921, from Matilda Helfenberger, widow and unmarried, Harold W. Helfenberger unmarried, and Virginia E. Patton and W. Blaine Patton, her husband to Gregg Building Company (now Gregg & Son, Inc.) dated July 1, 1921, recorded July 13, 1921, in Miscellaneous Record 120, page 99.
7. Judgment for \$1514.51 and costs in favor of Merchants National Bank and Trust Co. vs Virginia Patton, rendered July 26, 1962 in the Superior Court, Cause No. C-41392.
Order Book 1007 page 530 Judgment Docket P-Q-3 page 10

(SCHEDULE A CONTINUED)

of Marion County, Indiana. Doris Irene Helfenberger acquired title by devise under Item III of The Last Will and Testament of Matilda Helfenberger, Deceased, Probated January 15, 1953, in the Probate Court of Marion County as set out in Transcript recorded March 22, 1955, in Deed Record 1566, page 128 by Deed from William Blaine Patton, Jr., and Norma Patton, his wife, Dated March 28, 1955 Recorded April 9, 1955 in Deed Record 1568 as Instrument No. 25851. (No U.S.R. shown) and Deed from Harold W. Helfenberger and Irma K. Helfenberger, his wife, Dated March 28th, 1955, Recorded April 9, 1955 in Deed Record 1568 as Instrument No. 25852. (No U.S.R. shown)

LOT NO. 118 & Pt. 119



51.72
0.28

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

*part 534
cont*

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	67-1930-S

Name on Plans Dorris Dawson
 Harold W. Helfenberger 7/18 interest, Virginia E. Patton formerly Virginia E.
 Name of Fee Owner Helfenberger 6/18 interest and Doris Irene Helfenberger Dawson 4/18 William Blaine Patton, Jr. 1/18 interest

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from April 7, 1967 8 A.M. to and including April 30, 1969 8 A.M. reveals no changes as to the real estate described under PNTIC # 67-1930-0 except:

- Taxes for 1968 payable 1969 in name of Doris Irene Helfenberger Dawson
 Duplicate # 9756820 Parcel # 1030999 Township I-Center Code # 1-01
 May \$ 1,981.80 ~~paid~~ (unpaid); November \$ 1,981.80 ~~paid~~ (unpaid)
 Taxes for 1969 payable 1970 now a lien.

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

Rene Nelson
 Assistant Secretary

Walter A. McLean
 Vice President

Countersigned and validated as of the 9 day of May, 19 69.

Tom Withrow
 Authorized Signatory

Tom Withrow, Attorney

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 67-1930-T
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Name on Plans **Dorris Dawson**

Name of Fee Owner **Gregg and Son, Incorporated**

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from **April 30, 1969, 8 A.M.** to and including **July 7, 1969, 8 A.M.** reveals no changes as to the real estate described under PNTIC # **67-1930-0-S** except:

1. Taxes for 19 **68** payable 19 **69** in name of **Doris Irene Halfenberger Dawson**
 Duplicate # **9756820** Parcel # **1030999** Township **I-Center** Code # **1-01**
 May \$ **1,981.80** (paid) ~~XXXXX~~ November \$ **1,981.80** ~~(XXXX)~~ (unpaid)
 Taxes for 19 **69** payable 19 **70** now a lien.
2. Item 7 of PNTIC #67-1730-0 has been satisfied.
3. Mortgage for \$70,500.00
 from Gregg and Son, Incorporated
 to American Fletcher National Bank and Trust Company
 dated June 30, 1969, recorded July 7, 1969
 as Instrument #69-35245.

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

Bruce A. Nelson
 Assistant Secretary

Walter A. McLean
 Vice President

Countersigned and validated as of the **10** day of **July**, 19 **69**.

Greg S. Quizon
 Authorized Signatory
Greg S. Quizon, Title Officer

69 34299

Note: This form approved by Indiana State Bar Association for use in Indiana. Use of this form constitutes practice of law and is limited to practicing lawyers.

Form No. 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, That WILLIAM BLAINE PATTON, JR. and
NORMA E. PATTON, his wife, ("Grantor")
of Los Angeles County, in the State of California, CONVEY
AND WARRANT to Clegg and Son, Incorporated
of Marion County, in the State of Indiana, for the sum
of Ten and no/100 Dollars (\$ 10.00) and other
valuable consideration, the receipt of which is hereby acknowledged, the following described real
estate in Marion County, in the State of Indiana:

All of our undivided interests in and to the following described real estate:

Part of Out Lot 118, in the City of Indianapolis, embraced within the following boundaries to wit:
Beginning in the center line of the roadway of the Jeffersonville Madison and Indianapolis Railroad Company's track at the point where the South line of Ray Street (as now extended to Madison Avenue) crosses said center line of said roadway and track 102 feet South of the North line of said Out Lot 118, thence South in the center line of said roadway and track of said railroad 196 feet 2-1/4 inches, thence East 258 feet to the East line of said Out Lot being the West line of Madison Avenue, thence North 20 degrees West along the West line of said Madison Avenue 208 feet and 4 inches, thence West along the South line of Ray Street, as now extended to the place of beginning.

SUBJECT to all taxes and assessments now a lien, which Grantee herein assumes and agrees to pay.

430 East Market Street
Indianapolis, Indiana 46204

RECEIVED FOR RECORD
'69 JUN 30 AM 10 35
MARCIA H. EATON
RECORDER OF MARION COUNTY

FILED ENTERED FOR TAXATION

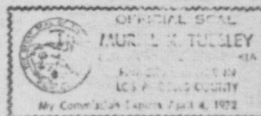
909569 JUN 30 '69

Edward J. ...

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of June, 1969.

Signature William Blaine Patton, Jr. (SEAL) Signature Norma E. Patton (SEAL)
Printed William Blaine Patton, Jr. Printed Norma E. Patton

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS:



Before me, a Notary Public in and for said County and State, personally appeared W. Blaine Patton, Jr., and Norma E. Patton, his wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24 day of June, 1969.

My commission expires 69 34299 Signature Muriel K Tussley
4-4-72 Printed Muriel K Tussley - Notary Public

and 4 inches, thence West along the South line of Ray Street,
as now extended to the place of beginning.

RECEIVED FOR RECORD
'69 JUN 30 AM 12:35
MARCIA H. PATTON
RECORDER OF DEEDS COUNTY

SUBJECT to all taxes and assessments now a lien, which Grantee herein
and agrees to pay.

DUTY ENTERED
FOR TAXATION

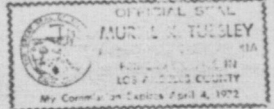
909569 JUN 30 '69

Edward B. Raub, Jr.
COUNTY CLERK

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of

June, 1969.
Signature *William Blaine Patton, Jr.* (SEAL) Signature *Norma E. Patton* (SEAL)
Printed William Blaine Patton, Jr. Printed Norma E. Patton

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES



} SS:

Before me, a Notary Public in and for said County and State, personally appeared W. Blaine Patton, Jr., and Norma E. Patton, his wife,
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24 day of June, 1969.
My commission expires 69 34299 Signature *Muriel K. Tuesley*
4-4-72 Printed Muriel K. Tuesley Notary Public

This instrument was prepared by Edward B. Raub, Jr., attorney at law.

69 34298

Note: This form approved by Indiana State Bar Association for use in Indiana. Use of this form constitutes practice of law and is limited to practicing lawyers.

Form No. 1

WARRANTY DEED

THIS INDENTURE WITNESSETH, That HAROLD W. HELFENBERGER, an unmarried adult ("Grantor") of Broward County, in the State of Florida, CONVEYS AND WARRANTS to Gregg and Son, Incorporated

of Marion County, in the State of Indiana, for the sum of Ten and no/100 Dollars (\$ 10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, in the State of Indiana:

All of my undivided interest in and to the following described real estate:

Part of Out Lot 118, in the City of Indianapolis, embraced within the following boundaries to wit: Beginning in the center line of the roadway of the Jeffersonville Madison and Indianapolis Railroad Company's track at the point where the South line of Ray Street (as now extended to Madison Avenue) crosses said center line of said roadway and track 102 feet South of the North line of said Out Lot 118, thence South in the center line of said roadway and track of said railroad 196 feet 2-1/4 inches, thence East 258 feet to the East line of said Out Lot being the West line of Madison Avenue, thence North 20 degrees West along the West line of said Madison Avenue 208 feet and 4 inches, thence West along the South line of Ray Street, as now extended to the place of beginning.

SUBJECT to all taxes and assessments now a lien, which Grantee herein assumes and agrees to pay.

RECEIVED FOR RECORD
JUN 30 AM 12:30
MARCIA M. HAYWARD
RECORDER OF DEEDS CLERK

DULY ENTERED FOR TAXATION

909568 JUN 30 '69

COUNTY AUDITOR

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of June, 19 69.

Signature _____ (SEAL) Signature Harold W. Helfenberger
Printed _____ Printed Harold W. Helfenberger

STATE OF Florida
COUNTY OF Broward } SS:

Before me, a Notary Public in and for said County and State, personally appeared Harold W. Helfenberger, an unmarried adult who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23rd day of June, 19 69.

My commission expires _____
Notary Public, State of Florida at Large
My Commission Expires _____

Signature [Signature]
NOTARY PUBLIC
JUN 30 1969

5202 144 644 10. 430 East Market Street
Indianapolis, Indiana 46204

as now extended to the place of beginning.

SUBJECT to all taxes and assessments now a lien, which Grantee herein assumes and agrees to pay.

RECEIVED FOR RECORD
'69 JUN 30 AM 12:30
MARCIA N. HAYES
RECORDER OF DEEDS COUNTY

DULY ENTERED
FOR TAXATION

909568 JUN 30 '69

County of Broward
COUNTY ADJUTOR 23rd day of

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of June, 19 69.

Signature _____ (SEAL) Signature Harold W. Helfenberger
Printed _____ Printed Harold W. Helfenberger

STATE OF Florida }
COUNTY OF Broward } SS:

Before me, a Notary Public in and for said County and State, personally appeared _____

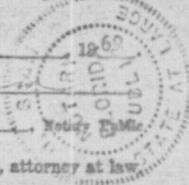
Harold W. Helfenberger, an unmarried adult
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23rd day of June, 1969

My commission expires _____
Notary Public, State of Florida at Large
My Commission Expires May 14, 1971
Issued by REPUBLIC Title & County Co.

Signature J. S. A. M.
Printed J. S. A. M.
Notary Public

This instrument was prepared by Edward B. Raub, Jr., attorney at law



69 34297

Note: This form approved by Indiana State Bar Association for use in Indiana. Use of this form constitutes practice of law and is limited to practicing lawyers.

Form No. 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, That DORIS IRENE HELFENBERGER DAWSON
and MICHAEL DAWSON, her husband _____ ("Grantor")
of Cook County, in the State of Illinois, CONVEY
AND WARRANT to Gregg and Son, Incorporated

of Marion County, in the State of Indiana, for the sum
of Ten and no/100 ----- Dollars (\$ 10.00) and other
valuable consideration, the receipt of which is hereby acknowledged, the following described real
estate in Marion County, in the State of Indiana:

All of our undivided interests in and to the following described
real estate:

Part of Out Lot 118, in the City of Indianapolis, embraced within
the following boundaries to wit:
Beginning in the center line of the roadway of the Jeffersonville
Madison and Indianapolis Railroad Company's track at the point
where the South line of Ray Street (as now extended to Madison
Avenue) crosses said center line of said roadway and track 102
feet South of the North line of said Out Lot 118, thence South in
the center line of said roadway and track of said railroad 196
feet 2-1/4 inches, thence East 258 feet to the East line of said
Out Lot being the West line of Madison Avenue, thence North 20
degrees West along the West line of said Madison Avenue 208 feet
and 4 inches, thence West along the South line of Ray Street,
as now extended to the place of beginning.

SUBJECT to all taxes and assessments now a lien, which Grantee herein
assumes and agrees to pay.

4-2 TAX REC 10, 430 East Market Street
Indianapolis, Indiana 46204

RECEIVED FOR TAXATION
909567 JUN 30 '69
Edward J. ...
COUNTY AUDITOR

RECEIVED FOR RECORD
69 JUN 30 AM 12:35
MARION CO. CLERK

IN WITNESS WHEREOF, Grantor has executed this deed this 25
June, 19 69.

Signature Doris Irene Helfenberger Dawson (SEAL)
Printed Doris Irene Helfenberger
Dawson

Signature Michael Dawson (SEAL)
Printed Michael Dawson

STATE OF ILLINOIS }
COUNTY OF COOK } SS:

Before me, a Notary Public in and for said County and State, personally appeared Doris Irene
Helfenberger Dawson and Michael Dawson, her husband
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly
sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25 day of June, 19 69.
My commission expires _____
Signature Elizabeth Morris

SUBJECT to all taxes and assessments now a lien, which Grantee herein assumes and agrees to pay.

FILED
FOR TAXATION
909567 JUN 30 '69

RECEIVED FOR RECORD
69 JUN 30 AM 12:35
MARSHAL H. EASTBROOK
REC'D IN THE CLERK'S OFFICE

Edward B. Raub, Jr.
COUNTY CLERK

IN WITNESS WHEREOF, Grantor has executed this deed this 25 day of June, 19 69.

Signature Doris Irene Helfenberger Dawson (SEAL)
Printed Doris Irene Helfenberger Dawson

Signature Michael Dawson (SEAL)
Printed Michael Dawson



STATE OF ILLINOIS }
COUNTY OF COOK } SS:

Before me, a Notary Public in and for said County and State, personally appeared Doris Irene Helfenberger Dawson and Michael Dawson, her husband who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25 day of June, 19 69.

My commission expires

May 8, 1971 69 34297 Signature Elizabeth Norris
Printed ELIZABETH NORRIS Notary Public

This instrument was prepared by Edward B. Raub, Jr., attorney at law.

INDIANA STATE HIGHWAY COMMISSION

INDIANAPOLIS, INDIANA 46209

INTER-DEPARTMENT COMMUNICATION

February 3, 1969

To: Buying Section - Region II
Attention: Mr. Warren Hooten, Buyer

Re: Project I-70-3 (52)
Parcel 534
Helfenberger, et al
Marion County

Comments:

The attached Guaranty dated January 29, 1969, contains a corrected showing of the owners of record, according to the current records pertaining to the subject real estate in Marion County.

I presume that Harold W. Helfenberger is still living and that Doris Irene Helfenberger is still living. They should, with their respective spouses, sign the deed and voucher to convey their respective interests.

If Doris has married, we will need an affidavit to show that fact and explain that her maiden name and her married name pertain to her as one and the same person.

We also need an affidavit from William Blaine Patton, Jr., properly prepared and notarized, with a showing as to who prepared it for him, said affidavit to show: that Virginia E. Patton, formerly Virginia E. Helfenberger was also and last known as Virginia E. Gourdeau. That she died unmarried, her second and last husband Gordon C. Gourdeau having predeceased her. That there was no issue produced of that marriage, either natural born or adopted.

That the sole and only heir of Virginia E. Patton (Helfenberger, Gourdeau) was William Blaine Patton, Jr., there being no other surviving children or issue of children produced from the marriage of Virginia E. Patton and William Blaine Patton (her first husband) living at her death.

That the estate of Virginia E. Patton was subject to no taxes, federal or state, and that all claims against the estate were satisfied.

If the facts of this case have been mistakenly presumed by this writer, please notify and an adjustment in procedure will be recommended.

John W. Brossart
John W. Brossart,
Chief, Title Section

JWB:pm

If securing:

P.S. Warren: Regarding item # 7, I don't believe that this judgment pertains to our party; however, I would suggest that you obtain an affidavit to the effect that the judgment was not against our party - Brossart.

1/28

Warren Hudson

Boyer

Project I-70-3 (52)

534

Parcel Halpaukange

name:

Leese: Steeg Dama.

PNTI check title again to see if
any of information listed in 13th
letter is of record in Nelson's Co.

1/29/69

the marriage of Virginia Paston
to Saunders

Re Estate of Virginia Saunders

Deceit 4/18

! Paston 1/18 + (1/3)?

Saunders 7/18

Virginia's 1/3

Present ownership 1/29/69

Pioneer National
Title Insurance Company

Union Title Division

Guaranty Number 67-1930-0

REAL ESTATE DESCRIPTION

Part of Out-Lot 118 in the City of Indianapolis, described as follows:
Beginning in the center line of the roadway of the Jeffersonville,
Madison and Indianapolis Railroad Company's track at the point where
Ray Street (as now extended to Madison Avenue) crosses the center
line of said roadway and track, and 102 feet South of the North line of
said Out-Lot 118; thence South in the center line of said roadway and
track of said railroad 196 feet and 2 1/4 inches; thence East 258 feet
to the East line of said Lot, being the West line of Madison Avenue;
thence North 20 degrees West along the West line of said Madison
Avenue 208 feet and 4 inches; thence West along the South line of
Ray Street, as now extended, to the place of beginning; being one
acre, more or less, subject to the right of way of said Railroad
Company.