

65 39514

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 45

Handwritten note: 2167

This Indenture Witnesseth, That

Morris L. Pardo & Rebecca Pardo (adult, husband & wife)

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

the STATE OF INDIANA for and in consideration of Five thousand - - - - -
(\$5,000.00) - - - - - Dollars,

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

LOT 213 IN McCARTY'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 120 IN THE CITY OF INDIANAPOLIS, INDIANA.

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



DULY ENTERED FOR TAXATION

RECEIVED FOR RECORD

AUG 12 1965

1965 AUG 12 AM 10:11

Handwritten signature: John T. Sutton, COUNTY AUDITOR

MARCIA M. HAWTHORNE RECORDER OF MARION COUNTY

Paid by Warrant # 7056677, 7056626

Dated 7-22-65

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.

Handwritten: 70 63065

In Witness Whereof, the said Morris L. Pardo & Rebecca Pardo (adult, husband & wife)

have hereunto set their hand and seal, this 29th day of JUNE 19 65

His Morris L. Pardo (Seal) Mark

Her Rebecca Pardo (Seal) Mark

Witnesses: Louis M. Pardo (Seal), Edith Gardner (Seal)

Handwritten: 7-2-65

MEH 65 39514

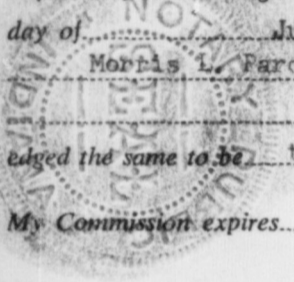
This Instrument Prepared by W. L. OEHLMAN 4/13/65 W. L. Cellman

Handwritten: JUL 7 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, MarionCounty, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this.....29th
 day of June....., A. D. 1965.; personally appeared the within named.....
 Morris L. Pardo & Rebecca Pardo
Grantor.s.....in the above conveyance, and acknowl-
 edged the same to be their.....voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires May 8, 1968.....Notary Public
 Perry S. Cole



65 39514

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....
 day of....., 19.....
 at.....o'clock.....m, and
 Recorded in Book No.....page.....
 Recorder.....County
 Duly entered for taxation this.....
 day of....., 19.....
 Auditor's fee \$.....
 Auditor.....COUNTY AUDITOR
 County.....

State Highway
 Division of Land Acquisition
 Indiana State Highway Commission

38

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

..... July 30, 1965 19.65

To Morris L. Pardo & Rebecca Pardo
1033 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-056676 7-22-65 19.65
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>June 29, 1965</i> Parcel 45	4500.00

PLEASE RECEIPT AND RETURN

Received Payment:

Morris Pardo Rebecca Pardo

Date

8-3-65

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

July 30, 1965 19

To Morris L. Pardo & Rebecca Pardo
1033 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A.056677 7-22-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>June 29, 1965</i> Parcel 45 escrow	500.00

PLEASE RECEIPT AND RETURN

Received Payment: *Louis M. Pardo*Date: *9/7/65*

R E S O L U T I O N

(45) ✓

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore
acquired by Grant ✓ Dated 6-29-65 ✓
executed by the STATE OF INDIANA and Morris Pardo ✓
a frame house ✓

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:

**Lot 213 in McCarty's subdivision of Middle part of out lot
120 in 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 5th day of August, 1965.

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 5th day of August, 1965.

Roy P. Whitton
Secretary

SEAL:



INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I-70-3(52) PARCEL # 45 COUNTY Marion

NAME & ADDRESS OF OWNER Morris L. + Rebecca Pardo
1033 Chusem St., Indianapolis, Ind. PHONE # ME5-7300

NAME & ADDRESS OF PERSON CONTACTED Mr + Mrs Pardo
Same as above PHONE # Same
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-29-65

OFFER \$ 5,000.⁰⁰ TIME OF CONTACT 1:30 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: Called on Mr + Mrs Pardo and secured their signatures to the documents. Mrs Pardo stated she would pay the 1965 B taxes and forward the tax receipt. Mrs Pardo gave me \$5.50 in cash for documentary stamps for the deed.

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

Distribution Made

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3(52) PARCEL # 45 COUNTY Marion

NAME & ADDRESS OF OWNER MORRIS L. & REBECCA PARDO
1033 Church St., Indianapolis, Ind. PHONE # ME5-7300

NAME & ADDRESS OF PERSON CONTACTED MRS PARDO
Same as above PHONE # Same

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-28-65

OFFER \$ 5,000.⁰⁰ 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: Called on Mrs Pardo and discussed the offer. Mrs Pardo indicated she will accept the offer but desire to discuss it with her family. I will return again tomorrow Tues, June 29th.

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

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

Jerry S. Cole
(Signature)

An abstract of title to Lot 213 in Mc Carty's Sub-
division of the middle part of Out Lot 120 in the City of
Indianapolis.

Prepared by,

Albert B. Cole,

#406 Fidelity Trust Bldg.
Indianapolis, Ind.

-1- The United States of America acquired by treaty with the Indians, found in possession the title to the land now occupied by the City of Indianapolis. The enabling act of congress, April 19, 1816, authorizing a State Government for Indiana Territory, granted to the new State four sections of land for a capital, the sight to be selected on unsold public lands, etc.

-2- The General Assembly of the State of Indiana, January 11, 1820, appointed Commissioners, who selected the four sections of land, 2560 acres, being the "Donation lands" granted by Congress, in Sections 1, 2, 3, 11 and 12, Township 15 North of Range 3 East, January 6, 1821, the General Assembly confirmed said choice, named the Town "Indianapolis" appointed Commissioners to lay off same; and created the office of Agent of State for said Town, to sell and convey the lots on certain credits, etc.

-3- By act of the General Assembly of the State of Indiana, approved January 16, 1844, all books and papers of every kind of the office of Agent of Indianapolis are transferred to the Auditor of States office. All final or partial payments for lots in Indianapolis shall hereafter be made to the State Treasurer upon the statement of the Auditor, and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor. Acts of 1844 page 104.

-4- Agent of State of Indiana : May 2, 1834
To Agents Deed : Book "D" page 535.
Nicholas Mc Carty, his heirs : Out Lot 120 in the Town
and assigns. : of Indianapolis.

-5- Nicholas Mc Carty died intestate May 17, 1854. Margaret Mc Carty was appointed administratrix. The estate was settled January 7, 1860. See Order Book 9, page 83 Common Pleas Court. Index of Estates No.2, Estate No.1017. He left as his only heirs his widow Margaret Mc Carty and his children Nicholas Mc Carty, Margaret R. Mc Carty, Susanna Mc Carty and Frances J. Mc Carty. See Complete Record 11, page 66 of the Common Pleas Court.

-6- In the Court of Common Pleas of Marion County at October Term 1854 in a suit for partition wherein Margaret Mc Carty was plaintiff, and Susan Mc Carty, Margaret R. Mc Carty, Nicholas Mc Carty and Francis J. Mc Carty were defendants, there was set off to Margaret Mc Carty, the plaintiff, in lieu of her 1/3 interest in all of the estate of Nicholas Mc Carty, deceased, certain real estate in the City of Indianapolis not including Out Lot 120 in the City of Indianapolis, leaving the said four children above named as tenants in common and owners of said Out Lot 120.

-7- Susanna Mc Carty, : December 9, 1857
To Marriage : Marriage Record 6.
Henry Day. : page 659.

-8- Margaret R. Mc Carty. : October 2, 1867
To Marriage : Marriage Record "10"
John C.S. Harrison. : page 30.

-9- Susanna Mc Carty Day died testate August 30, 1873. Henry Day qualified as executor. The estate was settled October 17, 1874. See Order Book 35, page 80 Marion Circuit Court. Estate Docket 8, page 248.

The last will of Susanna Mc Carty Day dated August 21, 1873 was probated September 19, 1873 in Will Record "E" page 123. She devised to her brother Nicholas Mc Carty the north half of the N.W. 1/4 Section 22-15-3 together with a part of her personal property upon condition that he is to pay to her estate the sum of \$3000.00 which sum is to be divided equally between her husband and her two children. The will then provides as follows: I give and bequeath all the residue of my real property of whatever description and wherever situated the one third of said money, notes and real property to my said husband, Reverend Henry Day, the one third to my son Henry Mc

Carty Day, and the one third to my daughter Margaret Mc Carty Day. I hereby appoint my said husband Henry Day the executor of this my last will and testament.

-10- Henry Day appointed Guardian June 16, 1874 of Henry Mc Carty Day (aged 14 years October 19, 1873) and Margaret Mc Carty Day (aged 10 years June 16, 1874) Order Book 34, page 309 Marion Circuit Court. Guardian Docket 3 page 35. Guardianship settled.

-11- Margaret Mc Carty Harrison, and John C.S. Harrison, her husband, Frances J. Mc Carty, unmarried, Henry Day, widower, Henry Mc Carty Day, unmarried, and Margaret Mc Carty Day, unmarried, To Power of Attorney Nicholas Mc Carty. :: May 26, 1886 : Misc. Record 8 page 258 : Power to lay out, subdivide : and plat, sell and convey : the following part of Out Lot 120 towit: Beginning : on the west line of : Tennessee Street in said : Out Lot 42 feet south of : the north line of said

Out Lot and running west in a line parallel to the north line of said Out Lot 264 feet to a point in a line with the east line of Church Street in said Out Lot; thence south with the east line of Church Street 915 1/10 feet to a point in the north line of Morris Street which said point is 30 feet north of the south line of said Out Lot; thence east with the north line of Morris Street and 30 feet north of the south line of said Out Lot 296 25/100 feet to the west line of Tennessee Street; thence north with said west line of Tennessee Street 901 and 7/10 feet to the beginning, containing 5 89/100 acres, more or less.

-12- Nicholas Mc Carty for himself, and Margaret R. Mc Carty Harrison and John C.S. Harrison, her husband, Frances J. Mc Carty, Henry Day, Henry Mc Carty Day and Margaret Mc Carty Day, by Nicholas Mc Carty, their attorney in fact, filed a plat of Mc Carty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, being a subdivision of the tract described at number 11 above, into 54 lots, numbered 205 to 258, inclusive, dated June 2, 1886 and recorded in Plat Book 8, page 145.

-13- Affidavit of Nicholas Mc Carty dated November 22, 1912, and recorded November 23, 1912 in Misc. Record 74, page 241, says that he is the son of Nicholas Mc Carty, deceased, who formerly owned in his life time Out Lot 120 in the City of Indianapolis, that this affiant is now 75 years of age, and that he is the brother of Margaret R. Mc Carty, Frances J. Mc Carty and Susannah Mc Carty Day; that this affiant has never been married, and his sister Frances J. Mc Carty, has never been married, that Margaret R. Mc Carty, was married Oct. 3, 1867 to John C.S. Harrison.

Nicholas Mc Carty, Margaret R. : Complaint filed July
 Mc Carty Harrison, John C.S. : 7th. 1885
 Harrison, her husband, Frances : No.34102 Superior Court.
 J.Mc Carty, Henry Day, Henry : Order Book 131, page 574
 Mc Carty Day and Margaret : Complete Record 100,p.59
 Mc Carty Day. : Townlot Record 183 p.335

-14-

vs.
 The Cincinnati, Indianapolis, :
 St Louis and Chicago Rail Road :
 Company, Harvey Bates, Trustee :
 for the bondholders of said Company, :
 Indianapolis Water Company, :
 Oscar B.Hord, and A.W.Hendricks. :
 Trustees for the bondholders :
 of said Company. the Water :
 Works Company of Indianapolis. :
 The indianapolis, Cincinnati, :
 and Lafayette R.R. Co. Hery :
 Bates and Charlotte T.Bates, his :
 wife, :

(The above defendants all served with summons) also the following defendants were served by publication. Holly Mfg. Co., Benjamin Gould, T.Edward Hambleton, John M. Denison, E.Delevan Woodruff, Trustee for the bondholders of the Water Works Company. of Indianapolis, Henry Coughlen, George Hoodley and Mary Barnett Hoodly, his wife, George T. Bliss and Jeanette Dwight Bliss, his wife, James S.Seymour, wo never was married, Benjamin E. Smith and Catherine, his wife, Jacob Burnett Jr.un-married, Cyrus C.Dennis, widower oliver, Oliver alias , Owen Conlon and --- Conlon, his wife.

A decree of Court was entered quieting the title of the plaintiffs as tenants in common in the following described part of Out Lot 120, bounded on the north by the north line of Ray Street on the south by the south line of said Out Lot 120, said south line being Morris Street, on the east by the west line of Tennessee Street and on the west by a line parallel to and 133 feet east from the east line of Church Street drawn from the north line of said Ray Street to the south line of said Out Lot in Morris Street. Complete Record 100 page 59.

-15- Nicholas McCarty, unmarried, : June 2, 1888.
 Margaret R. McCarty Harrison and : Book 201 page 198.
 husband, Frances J. McCarty, un- : Lot 213 in McCarty's Subdi-
 married, Henry Day, unmarried, : vision of the Middle part
 Henry McCarty Day, unmarried, : of Out Lot 120 in the City
 Margaret McCarty Day, unmarried, : of Indianapolis.
 by Nicholas McCarty, their at- :
 torney in fact, :
 To Warranty Deed :
 Patrick Cahillane. :

-16- Patrick Cahillane, unmarried, : August 4, 1893.
 To Warranty Deed : Book 258 page 203.
 Julia Ryan. : Lot 213 in McCarty's Subdi-
 : vision of the Middle part
 : of Out Lot 120 in the City
 : of Indianapolis.

-17- Julia Ryan and Patrick : August 26, 1897.
 Ryan, her husband, : Book 298 page 34.
 To Warranty Deed : Recorded Aug. 26, 1897.
 Patrick J. Cahillane. : Lot 213 in McCarty's Subdi-
 : vision of the Middle part
 : of Out Lot 120 in the City
 : of Indianapolis.

Taxes for 1918 first half paid, 2nd half paid
 Taxes for 1919 a lien. *All paid Albert B. Cole*

Indianapolis, Ind., Oct. 10, 1919.

I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 213. Search made in the Recorders office, the Lis Pendens Records of Complaints and Attachments, the Judgment Dockets of the Marion Circuit, Superior and Probate Courts as the same are now entered up, also Indexes of Tax Sales in the Auditors office and of municipal assessments in the Treasurers office.

Albert B. Cole
 406 Fidelity Trust Building

Examination as to lot 213 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, since October 10, 1919.

Taxes for 1920 first half paid.

Taxes for 1921 a lien.

SINCE PAID IN FULL
By Title Co. Inc.

Paid

Indianapolis, Indiana.

July 25, 1921.

Since October 10, 1919, I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 213. Search made in the Recorder's Office, the Lis Pendens Records of Complaints and Attachments, the Judgment Dockets of the Marion Circuit, Superior and Probate Courts, the Indexes of Tax Sales in the Auditor's Office and of Municipal Assessments in the Treasurer's Office.

Albert B. Cole

406 Fidelity Trust Building.

*Paid
3.378*

17135

1. Continuation of Abstract of Title to Lot 213 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 8 page 145 in the office of the Recorder of Marion County, Indiana. Since July 25, 1921.

Prepared for Russe H. Hartman.

653 p. 157
August 4, 1921
Recorded
August 12, 1921

Patrick J. Cahillane and
Elizabeth M. Cahillane, his
wife.

Warranty Deed

to
Morris L. Pardo.

2. Lot 213 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, Indiana.

802 p. 430
August 4, 1921
Recorded
August 12, 1921

Morris L. Pardo and
(signed Morris S. ^{his} X Pardo)
mark

Mortgage

Rebecca Pardo, his wife.
(signed Rebecca ^{her} X Pardo)
mark

Witnesses: Ruth R. Deval
L. R. Archbold

to

Co-Operative Savings and Loan Association.

Lot 213 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a certain promissory note or even date herewith, payable on or before 10 years from date, in the principal sum of \$900.00, with interest at the rate of 7% per annum until paid. Together with certain dues fines, etc, and 10% attorney's fees.

SATISFIED OF RECORD 10/24/25
ATTEST. UNION TITLE CO., INC.
BY Willis M. Coral
PRES. & GENL. MGR.

4. Examination for judgments made against Patrick J. Cahillane from July 25, 1921 to August 12, 1921, Morris L. Pardo for a period of 10 years last past and against none other.

17135

5. Taxes for the year 1923 paid.
6. Taxes for the year 1924 1st installment paid.
2nd installment not paid.
7. Taxes for the year 1925 payable in 1926 now a lien.

SINCE PAID IN FULL
ATTEST UNION TITLE CO., INC.
BY *W. J. Bloom*
PRES. & CHAS. MAR.

8. Indianapolis, Indiana, August 13, 1925

From a search of the records in the Recorder's Office, including the Federal Tax Lien Index in said office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments, and the General Judgment Dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, on the tract described in the Caption.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

No search made for pending resolutions for municipal improvements where the lien has not attached.

UNION TITLE CO., Inc.
W. J. Bloom V. P.

192037

CAPTION

-1-

Continuation of Abstract of Title to Lot 213 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 8 page 145 in the office of the Recorder of Marion County, Indiana.
Since August 13, 1925.

Prepared for: Railroadmen's Federal Savings & Loan Association.

Misc. Record
305 page 414
Inst. #4133C
Oct. 30, 1938
Recorded
Oct. 30, 1939

Southside Rfg. & Supply Co.
By R. L. Collester,
to
M. L. Pardo, et al.
V. J. Taylor, et al.

Notice of
Mechanic's Lien
(Intangible tax in
amount of \$1.75 paid)

Lot #213 Out Lot 120 in McCarty's Mid Sub
otherwise known as 1033 Church St., Indpls., Ind.
For the sum of \$300.00.

-2-

*Release filed
Rel Rec 66 pg 156
wm*

RECORDED
BY [Signature]
[Signature]

Old Age Assistance
Search

-3-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.

We find none.

192037

Judgment Search

-4-

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:

Morris L. Pardo

for the 10 years
last past and against
none other.

-5-

Taxes for the year 1938 on the real estate for which this abstract is prepared are assessed in the name of Morris L. Pardo and are due and payable on or before the first Mondays in May and November of 1939.

General Tax Duplicate No. 96218, P. Q. R.
Indianapolis, Center Township.

May installment \$18.30 paid.

November installment \$18.29 paid.

-6-

Taxes for the year 1939 now a lien.

shown of record these taxes are now
L. M. Brown Abstract Co.
by *[Signature]*
PRES & MGR

192037

GUARANTEED CERTIFICATE

-7-

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 Old Age Certificate Index in said Office, affecting the title to the real estate described in the Caption hereof.

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 3 both inclusive.
Dated at Indianapolis, Indiana, December 4, 1939, 8 A. M.

UNION TITLE COMPANY

By Willis M. Coval
President and General Manager

-3-R.L.

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
192037

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Railroadmen's Federal Savings & Loan Association.

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any 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, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including
November 29, 1939, 8 A.M. and
The Indianapolis Division of the Southern District down to and including
December 4, 1939, 8 A. M.

Morris L. Pardo

Union Title Co.
INCORPORATED
BY *William N. Coral*
PRES. & GENL. MGR.

R.L.

1

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Two Hundred Thirteen (213) in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145 in the office of the Recorder of Marion County, Indiana.

Prepared for Phillips Realty,
since date of December 3, 1939.

TITLE

2

WE FIND NO FURTHER CONVEYANCES

OF

ENCUMBRANCES

ABSTRACTS

MORTGAGES

3

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

L. M. Brown Abstract Co.,

MECHANIC'S LIENS

4

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

JUDGMENTS

5

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

Morris L. Pardo from December 3, 1939 to date.
None found unsatisfied.

INDIANAPOLIS

6

ASSESSMENTS

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

TITLE

7

TAXES

Taxes for the year 1944 paid in full.

OF

8

ABSTRACTS

Taxes for the year 1945 assessed in the name of Morris L. Pardo Parcel No. 54614 General Tax Duplicate No. 390224 Indianapolis, Center Township are due and payable the first Monday in May, and the first Monday in November, 1946. May installment \$22.91 paid, Nov. installment \$22.91 unpaid.

L. M. Brown Abstract Co.,

9

Taxes for the year 1946 became a lien March first and are due and payable in May and November of the year 1947.

SINCE PAID IN FULL
ATTEST UNION TITLE CO.
[Signature]
PRESIDENT

ZONING

10

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

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

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

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

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

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

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

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

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

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, a 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 and Federal Tax 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.

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, 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.

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 December 3, 1939 to and including
 September 26, 1946 and covers Paragraphs No. 1 to 11

both inclusive, and Sheets No. 1
 to 4 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell A. Zinn*
 President & Mgr.

Established 1868

OFFICERS
RUSSELL A. FURR
PRES. & MANAGER
VOLNEY M. BROWN
VICE-PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD, JR.
SECRETARY
JACOB F. DELKER
ASST. MGR.

L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND

229182

DIRECTORS
CHAS. R. YOKE
EDSON T. WOOD, JR.
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL B. SUTPHIN
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

PHILLIPS REALTY

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 and New Albany.

The undersigned L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts 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 Sept. 26, 1946.
and all other Divisions of the State of Indiana, down to and including Sept. 19, 1946.

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.

Morris L. Pardo

Dated Sept. 26, 1946.

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

PF

65-5837A

CAPTION

-1- Continuation of Abstract of Title to Lot numbered 213 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145 in the office of the Recorder of Marion County, Indiana. Since September 26, 1946.

Prepared for: Mickey Pardo

Old Age Assistance Examination has been made, as to the persons in Search title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as -2- provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court Examination has been made, as to the persons named Search under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the -3- Juvenile Court of Marion County, as said dockets are now entered up.
Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Uniform Commercial Search has been made of the records in the Office Code of the Recorder of Marion County, Indiana, which -4- 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"

65-5837A

Judgment Search

-5-

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

Morris L. Pardo

for the 10 years
last past and
against none other

-6-

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

-7-

Taxes for 1963 payable 1964 in name of Morris L. Pardo.

Duplicate No. 414339, "P-Q-R", Indianapolis, Center Township, Code No. 1-01, Parcel No. 54614.

May Installment \$42.52 Paid

November Installment \$42.52 Paid

Assessed Valuation:

Land \$280.00 Improvements \$670.00 Exemptions None

-8-

Taxes for 1964 in name of Morris L. Pardo, Unpaid.

-9-

Taxes for 1965 now a lien.

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

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

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

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

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

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

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

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

In case of apartment house, or in case of any building more than $2\frac{1}{2}$ stories high, such least dimension 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 dimension 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, yards, and areas conforming to requirements.

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

65-5837A

Non-Conforming Uses.

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

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

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

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

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

65-5837A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

ORDINANCE

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

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

65-5837A

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-AO-2

O R D I N A N C E

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.

-over-

65-5837A

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

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

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

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

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

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

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

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

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

Effective March 28, 1957.

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

March 26, 1965. 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.

65-5837A

GUARANTEED CERTIFICATE

-14-

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 14 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 11 both inclusive.

Dated at Indianapolis, Indiana, April 1, 1965, 8 A.M.

UNION TITLE COMPANY

by E. Edward Han
President

-11- cb

J 70-3 (52) # 45

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

65-5837A

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: Mickey Pardo

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

March 31, 1965, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 1, 1965, 8 A.M.

Morris L. Pardo

UNION TITLE CO.

BY P. Edward Blum
PRESIDENT

cb