

68 54222

PROJECT 1-70-3(52)
CODE 0536
PARCEL 405

157

Paid by Warrant No. A-233468

Dated October 15 1968

QUITCLAIM DEED

THIS INDENTURE WITNESSES that The Board of School Commissioners of the City of Indianapolis, a common school corporation of Marion County, Indiana, for and in consideration of the sum of ~~one dollar~~ *thirty-five thousand (\$55,000) N.E. Allen* (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby RELEASES and QUITCLAIMS to the State of Indiana all of the grantor's right, title, and interest in and to the real estate in Marion County, Indiana, that is described as follows:

Lot Thirteen (13) in John Caven's Subdivision of the West Part of the North Half of Out Lot 108 and the Southwest Part of Out Lot 107 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 4, page 19, in the office of the Recorder of Marion County, Indiana, excepting 14 feet 8 inches off the entire North side of said Lot Thirteen (13), dedicated for a public alley.

Also, 7 feet 4 inches East of and adjoining said Lot Thirteen (13), being part of the first alley East of Madison Avenue, which alley is now vacated.

Also, 28 feet South of and adjoining said Lot Thirteen (13), being part of the first alley North of Prospect Street, which alley is now vacated.

Also, Lots 51 and 52 in Brown, Frank, and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Also, 7 feet and 4 inches West of and adjoining said Lot 52 and the South Part of said Lot 51, being part of the first alley East of Madison Avenue, which alley is now vacated.

Also, 11 feet 3 inches South of and adjoining said Lot 52 and said part of said vacated alley East of Madison Avenue, being part of the first alley North of Prospect Street, which alley is now vacated.

Also, all rights and easements of ingress to, egress from, and way across the above described real estate, which rights and easements in The Board of School Commissioners of the City of Indianapolis are hereby permanently given up and shall be permanently extinguished.

This deed is executed in favor of and delivered to the State of Indiana for the benefit of the State Highway Commission

RECEIVED FOR RECORD

'68 OCT 22 AM 8:58

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

68 54222

WHTS
7-26-68

M.A. [Signature]
AUG 14 1968

pursuant to the authority vested in municipal corporations by Section 2 of Chapter 180 of the Acts of the Indiana General Assembly of 1959 (Burns Ind.Stat. Ann. (1967 Cum.Supp.) § 36-2959) and pursuant to the authority vested in The Board of School Commissioners of the City of Indianapolis by Section 26 of Chapter 94 of the Acts of the Indiana General Assembly of 1931 (Burns Ind.Stat. Ann. (1948 Repl.) § 28-2325).

IN WITNESS WHEREOF, The Board of School Commissioners of the City of Indianapolis has caused this instrument to be executed in its corporate name and its corporate seal to be hereunto affixed, for and on its behalf, by Nolan E. Allen, its Business Manager, and Ralph L. Staton, its Secretary, on this 11 day of July, 1968.

THE BOARD OF SCHOOL COMMISSIONERS
OF THE CITY OF INDIANAPOLIS

By Nolan E. Allen
(Nolan E. Allen) Business Manager

ATTEST:

Ralph L. Staton
(Ralph L. Staton) Secretary

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nolan E. Allen and Ralph L. Staton, to me known and to me known to be the Business Manager and Secretary, respectively, of The Board of School Commissioners of the City of Indianapolis, who duly acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of The Board of School Commissioners of the City of Indianapolis.

Witness my hand and Notarial Seal on this 11 day of July, 1968.

Luther C. Hepler
(LUTHER C. HEPLER) Notary Public

My commission expires:

January 19, 1971

This instrument was prepared by E. C. Ulen, Jr.

68 54222

M. W. Myers
AUG 1 1968

FILED
FOR TAXATION
693 OCT 22 '68
John T. Sutton
COUNTY AUDITOR

NOTARY PUBLIC
STATE OF INDIANA
LUTHER C. HEPLER

INDIANA STATE HIGHWAY COMMISSION

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

January 14, 1969 19

To Indianapolis Marion County Public
 Library

City

GENTLEMEN:

We enclose State Warrant No. A 245308 12/27/68 19
 in settlement of the following vouchers: 69-317

Description	Amount
For <u>Business Moving</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>405</u> as per Grant/Warranty Deed, Dated <u>11/7/68</u>	1703. 73

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Harold Sander

Date June 12 1969

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

October 17 19 68

To The Board of School Commissioners
of the City of Indianapolis
120 East Walnut Street, Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-233468 October 15 19 68
in settlement of the following vouchers:

Transmittal #69-142

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>405</u> as per Grant/Warranty Deed, Dated <u>5/13/68</u>	\$55,000 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

The Board of School Commrs
Harry G. Kessler
 Date *October 21, 1968*
at 21, 1968

Control

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

BOARD OF SCHOOL COMMISSIONERS

Project I-70-3(52) Road I-70 County MARION Owner OF INDPLS. Parcel # 405

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 EXCEPTION

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 3-5-68 is \$ 55,000.

	EDWARD L. Name: <u>WHITE</u> Appraiser	ROBERT H. Name: <u>BURFORD</u> Appraiser	Review Appraiser
BEFORE VALUE	53,300	55,000	55,000
AFTER VALUE	- 0 -	- 0 -	- 0 -
DIFFERENCE	53,300	55,000	55,000
LAND &/OR IMPROVEMENTS	53,300	55,000	55,000
LOSS IN VALUE TO REMAINDER ...	- 0 -	- 0 -	- 0 -
ESTIMATED COMPENSATION	53,300	55,000	55,000
(DUE PROPERTY OWNER)			
NON-COMPENSABLE ITEMS	- 0 -	- 0 -	- 0 -

CORRELATION:

Both appraisals are adequately supported and documented. Due to the small difference in the award of the two appraisals, the \$55,000 appraisal by Mr Robert Burford is being approved.

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: 4-1-68

Signed: Robert C. Bommer
Review Appraiser

Approved: Richard W. Zant
Chief Review Appraiser

4-8-68

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T-70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 405

NAME & ADDRESS OF OWNER Board of School Commissioners City of Indianapolis
120 E Walnut Street Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Nolan E. Allen
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT July 11, 1968

OFFER \$ _____ TIME OF CONTACT 8:30

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: Went to the office of Mr. Allen to pick up the deed, voucher and a copy of the resolution authorizing the sale of the property. Left Mr. Allen a copy of the Receipt of Warranty deed.

Picked up the papers on the parcel being handled by Mr. Melvin Brown.

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

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

Luther C. Kepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-8(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 405

NAME & ADDRESS OF OWNER Board of School Commissioners City of Indpls
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Armus and Mr. Nolan & Allen
School Administration Bldg. Indpls. PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT July 8, 1968

OFFER \$ _____ TIME OF CONTACT 9:30 AM

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: Met Mr Armus and then went to Mr Allen's office. The board has approved the resolution to sell the property and the attorney is preparing the deed and voucher. Mr. Allen will call this week when he has the papers in his office ready to pick up.

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

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

Lutter Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion

PARCEL NO. 405

NAME & ADDRESS OF OWNER Indianapolis L&L Corporation

120 E Walnut St Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Asmuth and Mr. Sawyer, Mr. Grant

PHONE # 634-2381

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

DATE ASSIGNED _____ DATE OF CONTACT May 13, 1968

OFFER \$ _____ TIME OF CONTACT 10:00 AM

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: Discussed the moving date and approximate
time of payment. Explained it would be approximately
90 days before payment would be made. The after
receipt of the completed papers. Rent figure to be
set by Mr Sawyer of Property Management Office 633-4423.
Left the deed and vouchers.

The 180 day letter will be delivered by the Relocation
Department and the moving expense will be
discussed at the time of delivery of the letter.

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

Phone 631-1006

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

Luther C Hepler
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY MARION PARCEL NO. 405

NAME & ADDRESS OF OWNER THE BOARD OF SCHOOL COMMISSIONERS OF THE CITY OF INDIANAPOLIS, 120 E. WALNUT PHONE # 634-2381

NAME & ADDRESS OF PERSON CONTACTED HARRY ASMUS, ADM. ASST. TO B.S. MGR., 120 E. WALNUT PHONE # 634-2381

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

DATE ASSIGNED 4-11-68 DATE OF CONTACT 4-17-68

OFFER \$ 55,000.00 TIME OF CONTACT 10: AM.

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

1. YES Checked abstract with owner? 2. No Any affidavits taken?
3. No Any mortgage(s)? 4. No Any other liens, judgements, etc.?
5. YES Showed plans, explained take, made offer, etc.?
6. YES Explained about retention of buildings, etc.? 7. No Any being retained?
8. YES Walked over property with owner? (or with whom? SELF)
9. NA Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. NA Secured Driveway Right of Entry?
12. NA Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. NA Was 180 Day Notice Letter delivered or mailed to all parties?
14. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS:

MEET WITH MR ASMUS AND EXPLAINED TAKE OF
PARCEL MADE FIRM OFFER AND PRESENTED FIRM OFFER
LETTER - NO TAXES DUE OR PAYABLE BECAUSE OF
NON TAXABLE PROPERTY. MR ASMUS INFORMED ME
THAT THE BOARD WILL MEET APRIL 30TH AND DISCUSS
THE OFFER AND CONTACT ME AFTER THE MEETING.

RELOCATION LETTER SENT TO MR CRAWFORD.

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

Distribution Made

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

Robert E. Ambler
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 405

NAME & ADDRESS OF OWNER THE BOARD OF SCHOOL COMMISSIONERS
OF THE CITY OF INDIANAPOLIS, 120 E. WALNUT PHONE # 634-2381

NAME & ADDRESS OF PERSON CONTACTED MR HARRY ASMUS (ADMINISTRATIVE
ASSISTANT) 120 E WALNUT PHONE # 634-2381

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

DATE ASSIGNED 4-11-68 DATE OF CONTACT 4-15-68

OFFER \$ _____ 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? 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:

CONTACTED MR ASMUS TO SET DATE AND
TIME FOR FIRST MEETING.
TIME SET AS WED. APRIL 17, 10:00 A.M.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? CONTACT W/ OWNER

Distribution Made

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

Robert E. Embler
(Signature)

P 405
INTERIM CERTIFICATE OF TITLE
Pioneer National Title Insurance Company
 Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I 70	I 70-3 (52)	Marion	66-15841-S

Name on Plans Board of School Commissioners

Name of Fee Owner The Board of School Commissioners of the City of Indianapolis

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 November 28, 1966, 8 A.M. to and including July 29, 1968, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-15841-0 except:

1. Taxes for 19____ payable 19____ in name of See Below
 Duplicate # _____ Parcel # _____ Township _____ Code # _____
 May \$ _____ (paid) (unpaid); November \$ _____ (paid) (unpaid)
 Taxes for 19____ payable 19____ now a lien.

We do not find caption real estate on Assessor's Record or Treasurer's Record for purpose of taxation, or on non-tax records.

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

Russell Nelson
 Assistant Secretary

Walter A. McLean
 Vice President

Countersigned and validated as of the 2nd day of August, 19 68.

Tom Withrow
 Authorized Signatory
 Tom Withrow, Title Officer

405

GUARANTY OF TITLE

Pioneer National Title Insurance Company
 Union Title Division

S.R. I-70	PROJECT I-70-3(52)	COUNTY Marion	PNTIC # 66-15841-0
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Names on Plans **Board of School Commissioners**

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the **28th** day of **November**, 19 **66**, **8 A.M.**

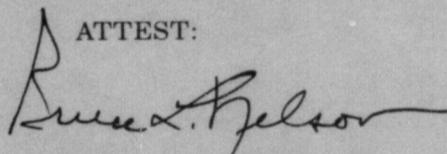
**The Board of School Commissioners of
 The City of Indianapolis
 150 N. Meridian Street,
 Indianapolis, Indiana**

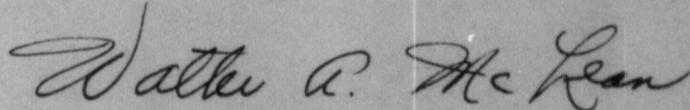
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except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

This Guaranty is issued for the use and benefit of the State of Indiana.

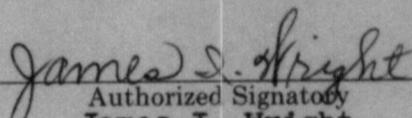
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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

ATTEST:

 Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

 Vice President

Countersigned and validated as of the **6th** day of **Dec.**, 19 **66**


 Authorized Signatory
James I. Wright
 Attorney

SCHEDULE "A"

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

REAL ESTATE DESCRIPTION ATTACHED

The Record Owner or Owners disclosed above acquired title by

Deed from Huldah Webb McColl and Claudius McColl, her husband, dated December 15, 1909, recorded December 20, 1909, in Deed Record 454, page 378. (No U.S.R. Shown) Also, Deed from Huldah Webb McColl, Executrix of the Estate of Charles A. Webb, deceased, dated December 15, 1909, recorded December 20, 1909, in Deed Record 454, page 379. (No U.S.R. Shown)

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___ payable 19___ in name of ___
Duplicate # ___ Parcel # ___ Township ___ Code # ___
May \$ ___ (paid) (unpaid); November \$ ___ (paid) (unpaid)
Taxes for 19___ payable 19___ now a lien.~~

5. We do not find caption real estate on assessor's record or treasurer's record for the purpose of taxation, or on non-tax records.

REAL ESTATE DESCRIPTION

Lot 52 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Also, 7 feet 4 inches West of and adjoining said Lot 52, being part of the first alley, East of Madison Avenue, vacated.

Also, 11 feet 3 inches South of and adjoining said Lot 52 and said part of Vacated Alley, East of Madison Avenue, being part of the first alley North of Prospect Street, vacated.

Resolatory Resolution.

No 1914

Resolved by the Board of Public Works of the City of Indianapolis, Indiana, that it is desired and deemed necessary to vacate first alley north of Prospect street from Madison Avenue to Alabama Street and a part of first alley east of Madison Avenue, from first alley north of Prospect street to a point north.

The proposed vacations more particularly described as follows: First alley north of Prospect street;

beginning at a point in the intersection of the northeast line of Madison Avenue with the north line of the first alley north of Prospect street; thence east with the north line of said alley to the west line of the first alley east of Madison Avenue; thence in a southeasterly direction to a point in the intersection of the east line of said alley with the north line of the first alley north of Prospect street; thence east with the north line of said alley to the west line of Alabama street; thence south with the west line of Alabama street to the south line of the first alley north of Prospect street; thence west with the south line of said alley to the northeast line of Madison Avenue; thence in a northwesterly direction with the northeast line of Madison Avenue to the place of beginning.

First alley East of Madison Avenue; beginning at a point in the intersection of the north line of the first alley north of Prospect street with the west line of the first alley east of Madison Avenue; thence north with the west line of said alley twenty five feet and four inches (25' 4") to a point; thence east at right angles to and from the first described line to a point in the east line of the first alley east of Madison Avenue; thence south with the east line of said alley to the north line of the first alley north of Prospect street; thence in a northwesterly direction to a point in the intersection of the north line of said alley with the east line of the first alley east of Madison Avenue, said point being the place of beginning.

The district injuriously and beneficially affected is described as follows:

beginning at a point in the intersection of the south line of the second alley north of Prospect street with the east line of Delaware street; thence south with the east line of Delaware street to a point in the intersection of the east line of Delaware street with the northeast line of Madison Avenue; thence southeast with the northeast line of Madison Avenue to the north line of Prospect street; thence east with the north line of Prospect street to the west line of Alabama street; thence north with the west line of Alabama street to the south line of the second alley north of Prospect street; thence west with the south line of said alley to the place of beginning.

Adopted on the 15th day of September 1912.

C.A. Schrader
Charles L. Hutchinson
E.J.O'Reilly Board of Public Works.

Department of Public Works.
Office of the Board.
Indianapolis, Ind. February 17th, 1913.

Vacation of First alley north of Prospect street
from Madison Avenue, to Alabama street, and a part of the first alley east of Madison
Avenue, from first alley north of Prospect street to a point north.
Certificate of Board of Public Works of the city of Indianapolis, Indiana, of the proceedings
had by it in the matter of said vacation.

TO The Recorder of Marion County; Indiana.

We hereby certify to you that on the 15th day of September
1912, the Board of Public Works adopted Declaratory Resolution No 6938 for the vacation of
first alley north of Prospect st. from Madison Ave to Alabama Street; and a part of First
alley east of Madison Avenue, from first alley north of prospect-street, to a point north,
in the city of Indianapolis, County of Marion, state of Indiana; that on the 22nd day of
January 1913, after all legal proceedings were had by said Board as Authorized by the
provisions of an act of the General Assembly of the state of Indiana, entitled "An act
concerning Municipal corporations" approved March 6, 1905 and all amendatory and supplemental
acts thereto, the Board approved a final assessment roll showing the benefits assessed
against, and the damages awarded to property holders beneficially or injuriously
affected by said vacation which proceedings as had by said Board are to be recorded in streets
and alley opening and vacation books in its possession. The plan attached accompanying is
a correct drawing showing the vacation of said first alley north of Prospect street and part
of first alley east of Madison Avenue.

C.A. Schrader President.
Charles L. Hutchinson
E.J.O'Reilly Board of Public Works.

State of Indiana, County of Marion SS:

Personally, before me, the undersigned, a Notary
Public in and for said County and state appeared, C.A. Schrader, Charles L. Hutchinson and
E.J.O'Reilly member of the Board of Public Works, of the city of Indianapolis, Indiana,
and acknowledged the execution of the foregoing certificate.

Witness my hand and notarial seal, this 17th day of February 1913.

Oscar E. Sherman (Notary)
Notary Public

My commission expires Oct 11, 1914

Recorded February 17th 1913 at 10:45 AM

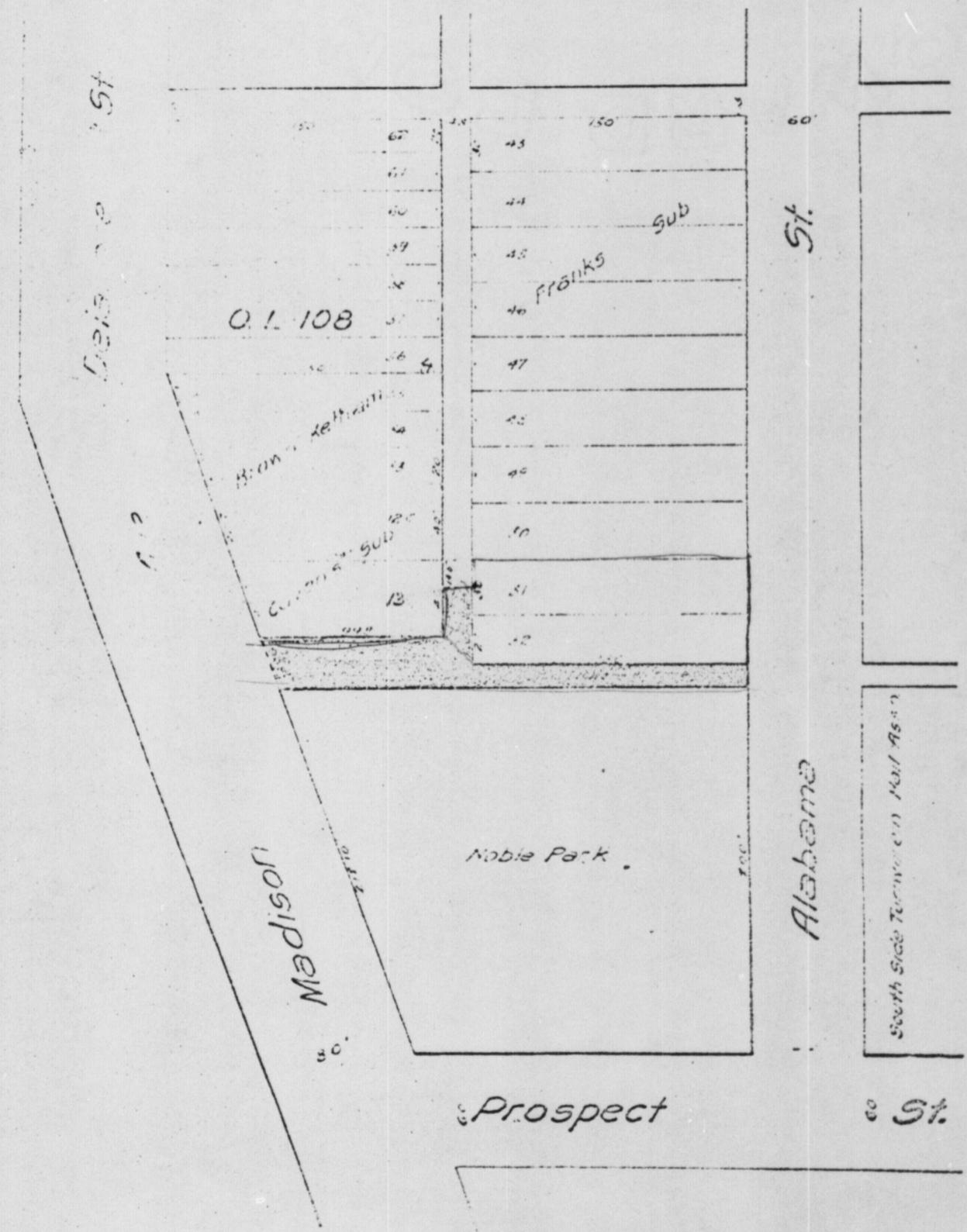
... Prospect St. ... Madison Ave to Alabama St.
 and a pt of 1st alley N. of Madison Ave St.
 1st alley N of Prospect St. to a point north.

Plat

Showing proposed vacation of the First Alley N of Prospect St
 and a part of the First alley E. of Madison Ave.

Sept 2nd 1912

H W Klausman C C Eng



Scale 1/4" = 100'

P-405

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I 70	I 70-3 (52)	Marion	66-13937-S

Name on Plans Board of School Commissioners

Name of Fee Owner Board of School Commissioners of the City of Indianapolis

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 November 21, 1966, 8 A.M. to and including July 29, 1968, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13937-0 except:

1. Taxes for 19___ payable 19___ in name of See Below
Duplicate # _____ Parcel # _____ Township _____ Code # _____
May \$ _____ (paid) (unpaid); November \$ _____ (paid) (unpaid)
Taxes for 19___ payable 19___ now a lien.

We do not find caption real estate listed for taxation purposes on Treasurer's or Assessor's Records.

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

Russell Nelson
Assistant Secretary

Walker A. McLean
Vice President

Countersigned and validated as of the 2nd day of August, 19 68

Tom Withrow
Authorized Signatory

Tom Withrow, Title Officer

GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13937-0

Names on Plans Board of School Commissioners

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 21st day of November, 1966, 8 A.M.

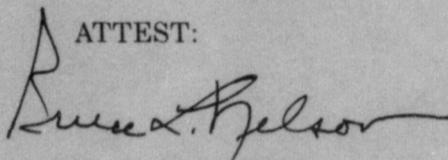
The Board of School Commissioners of the
City of Indianapolis
Address (None Given)

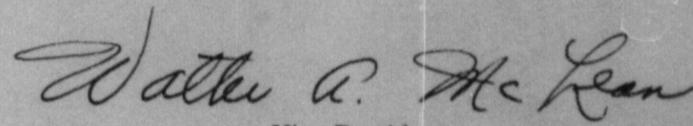
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except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

This Guaranty is issued for the use and benefit of the State of Indiana.

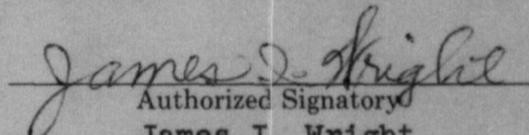
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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

ATTEST:

Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

Vice President

Countersigned and validated as of the 1st day of Dec., 1966


Authorized Signatory
James I. Wright
Attorney

SCHEDULE "A"

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

REAL ESTATE DESCRIPTION ATTACHED

The Record Owner or Owners disclosed above acquired title by

Deed from Maria Katharina Schneider, unmarried.
dated December 15, 1909, recorded December 20th, 1909.
in Deed Record 454, Instrument #23266. (No U.S.R. Shown)

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___ payable 19___ in name of ___
Duplicate # ___ Parcel # ___ Township ___ Code # ___
May \$ ___ (paid) (unpaid); November \$ ___ (paid) (unpaid)
Taxes for 19___ payable 19___ now a lien.~~
5. Taxes for 1965 payable 1966 in name of City of Indianapolis
Board of School Commissioners
Township I-Center, Code No. 1-01.
Taxes for 1966 payable 1967 now a lien.
We do not find Caption Real Estate listed for taxation purposes
on Treasurers or Assessors records.

REAL ESTATE DESCRIPTION

Lot 13 in John Caven's Subdivision of the West Part of the North Half of Out Lot 108 and the Southwest part of Out Lot 107 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 4, page 19, in the Office of the Recorder of Marion County, Indiana.

Also, 7 feet 4 inches East of and adjoining Lot 13 herein, being part of the first alley East of Madison Avenue vacated.

Also, 28 feet South of and adjoining above described realty being part of the first alley North of Prospect Street, vacated.

Excepting 14 feet 8 inches off the entire North Side of said Lot 13, dedicated for a public alley.

OPENING

Mortgage Record
609 page 7
Jan. 21, 1913
Recorded
Feb. 24, 1913

This Indentured Witnesseth: That the undersigned, The Board of School Commissioners, of the city of Indianapolis, a common school corporation of Marion County, Indiana, in consideration of the advantages that will flow therefrom to its remaining adjoining real estate, hereby dedicates for public use as a public alley of the city of Indianapolis, the following strip or parcel of real estate in said City and in Marion County, Indiana, to wit:

A strip of land 14 feet and 8 inches wide off the entire north side of lot numbered and designated 13 "C" in Caven's Subdivision of out lot 108, the same being more particularly described as follows:

Beginning at a point in the northeast line of Madison Avenue, said point being 25 feet and 4 inches north of and measured at right angles from the north line of the first alley north of Prospect Street; thence east parallel with and 25 feet and 4 inches distant from the north line of said alley to the west line of the first alley east of Madison Avenue; thence north with the west line of said alley 14 feet and 8 inches to a point; thence west parallel with and 14 feet and 8 inches distant from the first described line to the northeast line of Madison Avenue; thence in a southeasterly direction with the northeast line of Madison Avenue to the place of beginning.

In witness whereof, said Board of School Commissioners of the city of Indianapolis has caused its name to be hereto set by Frank A. Morrison, its President and John E. Cleland, its Business Directors, and its corporate seal to be hereunto affixed, attested by Frank L. Reissner, its Secretary, this 21st day of January 1913.

The Board of School Commissioners of the city of Indianapolis
(Corp. Seal)

By Frank A. Morrison, President.
And By Jno. E. Cleland, Business Director
Attest: Frank L. Reissner, Secretary
(Duly acknowledged)

(over)

Approved Jan 22, 1913

C. A. Shrader
Charles L. Hutchinson
E. J. O'Reilly,
Board of Public Works

Resolved by the Board of Public Works of the City of Indianapolis, Indiana, that it is desired and deemed necessary to vacate first alley north of Prospect street from Madison Avenue to Alabama Street and a part of first alley east of Madison Avenue, from First alley north of Prospect street to a point north.

The proposed vacations more particularly described as follows: First alley north of Prospect street;

beginning at a point in the intersection of the northeast line of Madison Avenue with the north line of the first alley north of Prospect street; thence east with the north line of said alley to the west line of the first alley east of Madison Avenue; thence in a southeasterly direction to a point in the intersection of the east line of said alley with the north line of the first alley north of Prospect street; thence east with the north line of said alley to the west line of Alabama street; thence south with the west line of Alabama street to the south line of the first alley north of Prospect street; thence west with the south line of said alley to the northeast line of Madison Avenue; thence in a northwesterly direction with the northeast line of Madison Avenue to the place of beginning.

First alley East of Madison Avenue; beginning at a point in the intersection of the north line of the first alley north of Prospect street with the west line of the first alley east of Madison Avenue; thence north with the west line of said alley twenty five feet and four inches (25' 4") to a point; thence east at right angles to and from the first described line to a point in the east line of the first alley east of Madison Avenue; thence south with the east line of said alley to the north line of the first alley north of Prospect street; thence in a northwesterly direction to a point in the intersection of the north line of said alley with the east line of the first alley east of Madison Avenue, said point being the place of beginning.

The district injuriously and beneficially affected is described as follows:

beginning at a point in the intersection of the south line of the second alley north of Prospect street with the east line of Delaware street; thence south with the east line of Delaware street to a point in the intersection of the east line of Delaware street with the northeast line of Madison Avenue; thence southeast with the northeast line of Madison Avenue to the north line of Prospect street; thence east with the north line of Prospect street to the west line of Alabama street; thence north with the west line of Alabama street to the south line of the second alley north of Prospect street; thence west with the south line of said alley to the place of beginning.

Adopted this 15th day of September 1912.

C.A.Schrader

Charles L.Hutchinson

E.J.O'Reilly Board of Public Works.

Department of Public Works.

Office of the Board.

Indianapolis, Ind. February 17th, 1913.

Vacation of First alley north of Prospect street

from Madison Avenue, to Alabama street, and a part of the first alley east of Madison Avenue, from first alley north of Prospect street to a point north.

Certificate of Board of Public Works of the city of Indianapolis, Indiana, of the proceedings had by it in the matter of said vacation.

TO The Recorder of Marion County; Indiana.

We hereby certify to you that on the 15th day of September 1912, the Board of Public Works adopted Declaratory Resolution No 6938 for the vacation of first alley north of Prospect st. from Madison Ave to Alabama Street; and a part of First alley east of Madison Avenue, from first alley north of prospect-street, to a point north, in the city of Indianapolis, County of Marion, state of Indiana; that on the 22nd day of January 1913, after all legal proceedings were had by said Board as Authorized by the provisions of an act of the General Assembly of the state of Indiana, entitled "An act concerning Municipal corporations" approved March 6, 1905 and all amendatory and supplemental acts thereto, the board approved a final assessment roll showing the benefits assessed against, and the damages awarded to property holders beneficially or injuriously affected by said vacation which proceedings as had by said board are duly recorded in street and Alley Opening and Vacation Record No 10, page----. The plat herewith accompanying is a correct drawing showing the vacation of said first alley north of Prospect street and part of first alley east of Madison Avenue.

C.A.Schrader President.

Charles L.Hutchinson

E.J.O'Reilly Board of Public Works.

State of Indiana, County of Marion SS:

Personally, before me, the undersigned, a Notary Public in and for said County and state appeared, C.A.Schrader, Charles L.Hutchinson and E.J.O'Reilly member of the Board of Public Works, of the city of Indianapolis, Indiana and acknowledged the execution of the foregoing certificate.

Witness my hand and notarial seal, this 17th day of February 1913.

Gusar E Sherman (LS)

Notary Public

My commission expires Oct 11, 1914

Recorded in Street and Alley Opening and Vacation Record No 10, page 10

1913 FEB 17 1913

2907-2



JOHN CAVEN'S SUB.

O.L. 107 & O.L. 108

P.B. 4 PAGE 19

PREPARED BY UNION TITLE CO.

Delaware

Ave.

Madison

Noble Place.
INDPLS - CITY - OF
FIRE - DEPT

Prospect

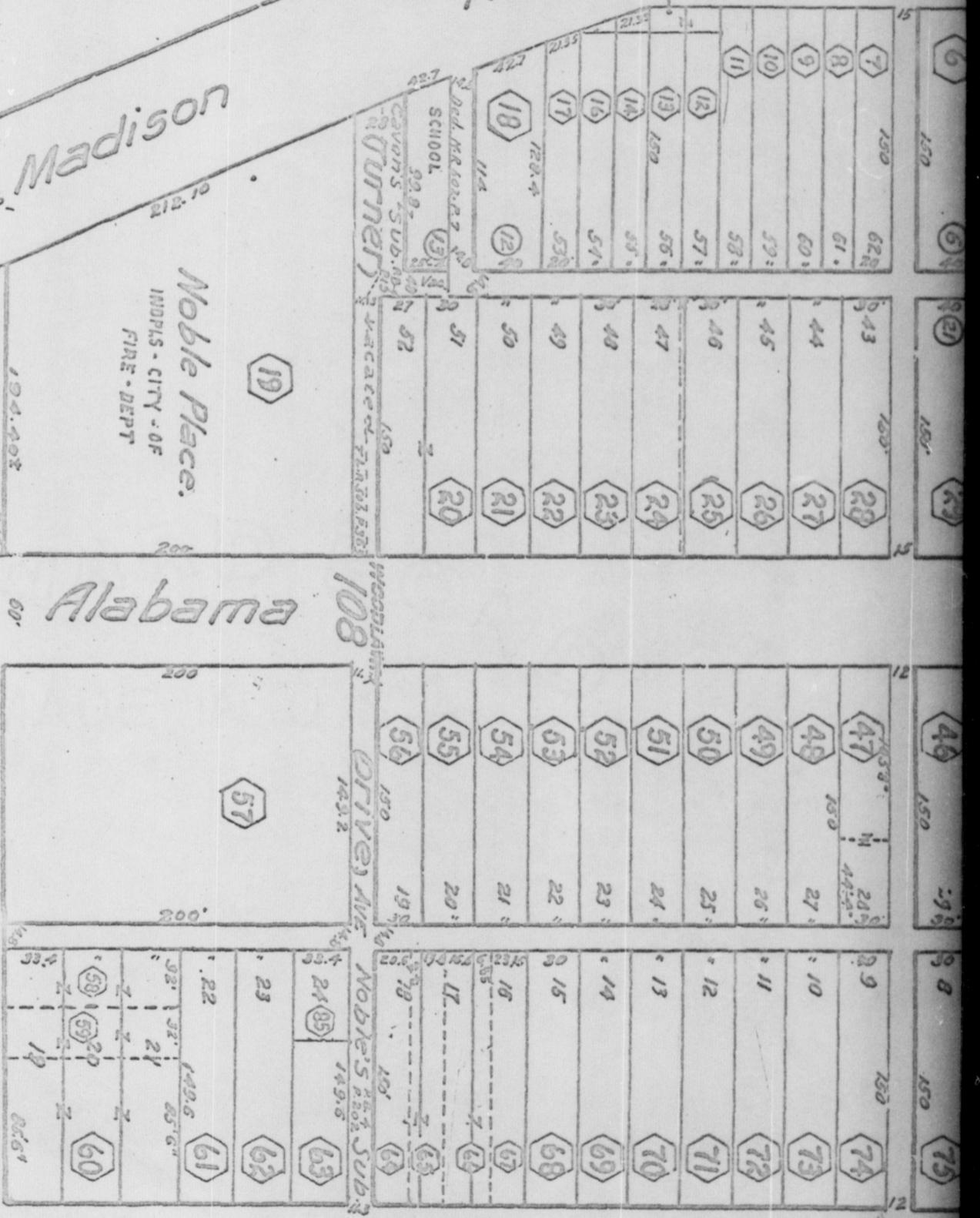
Alabama

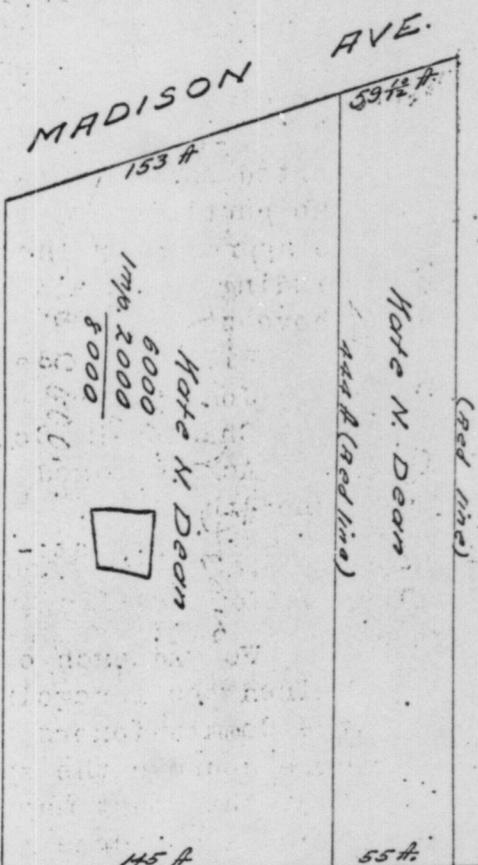
108

DRIVE

Noble's Sub

High





Margt V Noble	23	\$625
Margt V Noble	23	\$600
Belle N Stevens	22	\$600
Hornick	21	
	19	

Margt V Noble	23	\$625
Belle N Stevens	21	\$600
Belle N Stevens	20	\$600
Belle N Stevens	19	\$600

Belle N Stevens	21	\$625
Belle N Stevens	20	\$600
Margt Noble	21	\$600
Mary O Noble	20	\$600
Mary & Noble	19	\$600
Mary N Noble	18	\$650

COBURN

ST.

NEW JERSEY ST.

Church

Per 405

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-15803-S

Name on Plans Board of School Commissioners

Name of Fee Owner The Board of School Commissioners of the City of Indianapolis

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 November 28, 1966 8 A.M. to and including July 29, 1968 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-15803-0 except:

- Taxes for 19___ payable 19___ in name of See Below
Duplicate # _____ Parcel # _____ Township _____ Code # _____
May \$ _____ (paid) (unpaid); November \$ _____ (paid) (unpaid)
Taxes for 19___ payable 19___ now a lien.

We do not find caption real estate listed on Assessor's Record or Treasurer's Record for purpose of taxation.

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 2 day of August, 19 68.

Tom Withrow
Authorized Signatory
Tom Withrow, Title Officer

45

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	66-15803-0

Names on Plans Board of School Commissioners

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 28 day of November, 19 66 8 A.M.

The Board of School Commissioners of the
City of Indianapolis

150 N. Meridian St. 120 E. Walnut
Indianapolis, Ind.

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

This Guaranty is issued for the use and benefit of the State of Indiana.

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Russell Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 6 day of Dec., 19 66.

James I. Wright
Authorized Signatory
James I. Wright
Attorney

SCHEDULE "A"

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

Lot 51 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana. Also, 7 feet 4 inches West of and adjoining the south part of Lot 51, being part of the first alley East of Madison Avenue, vacated.

The Record Owner or Owners disclosed above acquired title by

Warranty Deed from Charles Kistner and Charlotte E. Kistner, husband and wife, dated December 15, 1909, recorded October 20, 1909 in Deed Record 454 page 380. (U.S.R. None shown, Consideration \$2200.00)

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 19 66 in name of Board of School Commissioners
~~XXXXXXXX~~ ~~XXXXXX~~ Township I. Center Code #1-01
~~XXXX~~ ~~(XXXXXXXXXXXXXXXXXXXX)~~ ~~(XXXXXXXXXX)~~
Taxes for 19 66 payable 19 67 now a lien.
Assessed Valuation
Land \$3,160.00 Improvements \$11,100.00

NOTE: We do not find caption real estate on Assessors record or Treasurers record for purpose of taxation or on non tax records.

Resolved by the Board of Public Works of the city of Indianapolis, Indiana, that it is desired and deemed necessary to vacate first alley north of Prospect street from Madison Avenue to Alabama Street and a part of first alley east of Madison Avenue, from first alley north of Prospect street to a point north.

The proposed vacations more particularly described as follows: First alley north of Prospect street;

beginning at a point in the intersection of the northeast line of Madison Avenue with the north line of the first alley north of Prospect street; thence east with the north line of said alley to the west line of the first alley east of Madison Avenue; thence in a southeasterly direction to a point in the intersection of the east line of said alley with the north line of the first alley north of Prospect street; thence east with the north line of said alley to the west line of Alabama street; thence south with the west line of Alabama street to the south line of the first alley north of Prospect street; thence west with the south line of said alley to the northeast line of Madison Avenue; thence in a northwesterly direction with the northeast line of Madison Avenue to the place of beginning.

First alley East of Madison Avenue; beginning at a point in the intersection of the north line of the first alley north of Prospect street with the west line of the first alley east of Madison Avenue; thence north with the west line of said alley twenty five feet and four inches (25' 4") to a point; thence east at right angles to and from the first described line to a point in the east line of the first alley east of Madison Avenue; thence south with the east line of said alley to the north line of the first alley north of Prospect street; thence in a northeasterly direction to a point in the intersection of the north line of said alley with the east line of the first alley east of Madison Avenue, said point being the place of beginning.

The district injuriously and beneficially affected is described as follows:

beginning at a point in the intersection of the south line of the second alley north of Prospect street with the east line of Delaware street; thence south with the east line of Delaware street to a point in the intersection of the east line of Delaware street with the northeast line of Madison Avenue; thence southeast with the northeast line of Madison Avenue to the north line of Prospect street; thence east with the north line of Prospect street to the west line of Alabama street; thence north with the west line of Alabama street to the south line of the second alley north of Prospect street; thence west with the south line of said alley to the place of beginning.

Adopted with 27th day of September 1912.

C.A. Schrader
Charles L. Hutchinson
E.J.O'Reilly Board of Public Works.

Department of Public Works,
Office of the Board,
Indianapolis, Ind. February 17th, 1913.

Vacation of First alley north of Prospect street
from Madison Avenue, to Alabama street, and a part of the first alley east of Madison
Avenue, from first alley north of Prospect street to a point north.
Certificate of Board of Public Works of the city of Indianapolis, Indiana, of the proceedings
had by it in the matter of said vacation.

TO The Recorder of Marion County; Indiana.

We hereby certify to you that on the 18th day of September
1912, the Board of Public Works adopted Declaratory Resolution No 6938 for the vacation of
first alley north of Prospect st. from Madison Ave to Alabama Street; and a part of First
alley east of Madison Avenue, from first alley north of prospect street, to a point north,
in the city of Indianapolis, County of Marion, state of Indiana; that on the 22nd day of
January 1913, after all legal proceedings were had by said Board as Authorized by the
provisions of an act of the General Assembly of the state of Indiana, entitled "An act
concerning Municipal corporations" approved March 6, 1905 and all amendatory and supplemental
acts thereto, the Board approved a final assessment roll showing the benefits assessed
against, and the damages awarded to property holders beneficially or injuriously
affected by said vacation which proceedings as had by said Board are to be recorded on streets
and Alley Opening and Vacating Report in its possession. The plan herewith accompanying is
a correct drawing showing the vacation of said first alley north of Prospect street and part
of first alley east of Madison Avenue.

C.A. Schrader President.
Charles L. Hutchinson
E.J.O'Reilly Board of Public Works.

State of Indiana, County of Marion SS:

Personally, before me, the undersigned, a Notary
Public in and for said County and state appeared, C.A. Schrader, Charles L. Hutchinson and
E.J.O'Reilly member of the Board of Public Works, of the city of Indianapolis, Indiana
and acknowledged the execution of the foregoing certificate.

Witness my hand and notarial seal, this 17th day of February 1913.

Garret E. Sherman (S)

Notary Public

My commission expires Oct 11, 1914

Recorded February 17th, 1913 at 10:00 AM

100-100-100

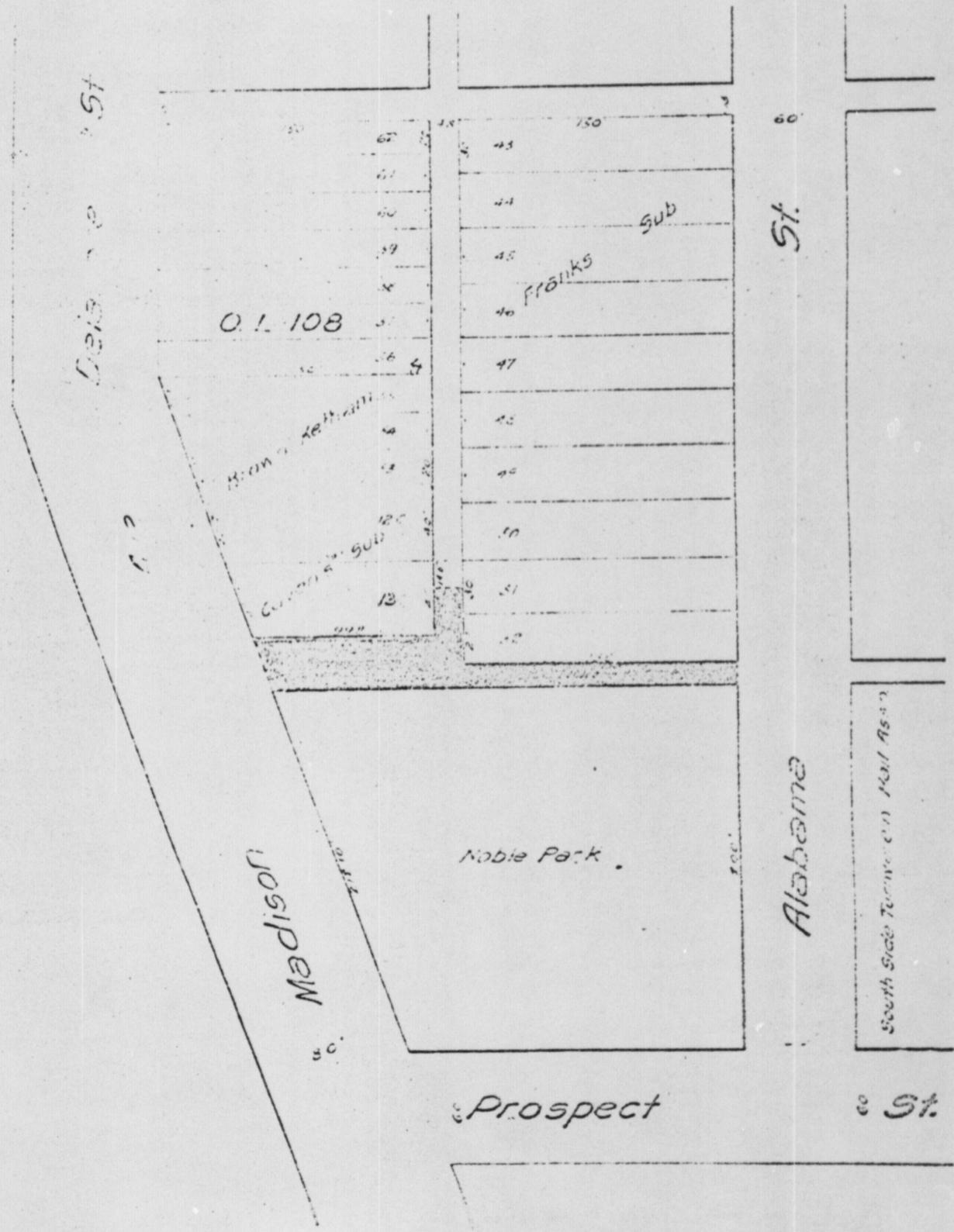
1st alley N of Prospect Ave to Alabama Str.
 and a pt of 1st alley E. of Madison Ave fr.
 1st alley N of Prospect Ave to a point north.

Plat

Showing proposed vacation of the First Alley N of Prospect St
 and a part of the First alley E. of Madison Ave.

Sept 2nd 1912

H W Klausman C C Eng



1st alley N of Prospect Ave to Alabama Str.
 and a pt of 1st alley E. of Madison Ave fr.
 1st alley N of Prospect Ave to a point north.

