

WARRANTY DEED

Project 1-70-3(52)77  
Code 0536  
Parcel 616

This Indenture Witnesseth, That MIKE BLACK and MARY BLACK, Adults,  
Husband and Wife

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

the STATE OF INDIANA for and in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100----

(\$2,500.00)----- Dollars,  
the receipt whereof is hereby acknowledged, the following described Real Estate in MARION County in the State of Indiana, to wit:

LOT NUMBERED 23 IN VAN BLARICUM'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 121 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 26, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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

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

DULY ENTERED FOR TAXATION  
JUL 14 1975 09442  
James E. Koster  
COUNTY AUDITOR

1423675  
Paid by Warrant No. 1423674  
Dated 6-24-1975

Indiana State Highway  
100 N. Senate

Land and improvements \$ 2,500., Damages \$ NONE; Total consideration \$ 2,500

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

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

In Witness Whereof, the said Grantors

have hereunto set their hands and seals, this 12<sup>TH</sup> day of MAY 1975

Mike Black (Seal) (Seal)  
Mike Black, Adult Husband

Mary Black (Seal) (Seal)  
Mary Black, Adult Wife

(Seal) (Seal)

(Seal) (Seal)

(Seal) (Seal)

KJP 12-17-74  
A. Perry  
JUN 2 1975

This Instrument Prepared by John W. Brossard  
75-36449

75. 36449

STATE OF INDIANA, ..... County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this.....  
day of....., A. D. 19.....; personally appeared the within named.....

..... Grantor..... in the above conveyance, and acknowl-  
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.  
I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, ..... MARION ..... County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this..... 12TH  
day of..... MAY....., A. D. 19.75.; personally appeared the within named.....

Mike Black and Mary Black, Adults, Husband and Wife  
..... Grantor<sup>s</sup>..... 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 18, 1976  
..... Notary Public  
Larry D. Whisler

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

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

..... (Seal) ..... (Seal)  
..... (Seal) ..... (Seal)

State of..... }  
County of..... } ss:

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

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

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....  
day of....., 19.....  
at..... o'clock.....m, and  
Recorded in Book No..... page.....  
Recorder..... County

Endorsed NOT TAXABLE this.....  
day of....., 19.....  
Auditor..... County

Division of Land Acquisition  
Indiana State Highway Commission

4

*[Handwritten mark]*

**INDIANA STATE HIGHWAY COMMISSION**

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

*J*  
*0536*

7-29 1975

To BRIGHTWOOD TRANSFER, INC.  
P. O. BOX 18061  
INDIANAPOLIS, INDIANA 46218

GENTLEMEN:

We enclose State Warrant No. 117252 7-9- 1975  
in settlement of the following vouchers: 76-40

Description	Amount
For <u>ESTIMATE FOR BUS. MOVE</u> on State Road (RE: <u>MIKE BLACK</u> ) No. _____ in <u>MARION</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>616</u> as per Grant/Warranty Deed, Dated <u>6-25-75</u>	25. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Brightwood Transfer  
Date 8-1-75

*g*

# INDIANA STATE HIGHWAY COMMISSION

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

*DS 36*

7-29

19 75

To STUART'S MOVING & STORAGE, INC.  
 701 N. SENATE AVE.  
 INDIANAPOLIS, INDIANA 46202

GENTLEMEN:

We enclose State Warrant No. 117254 7-14 19 75  
 in settlement of the following vouchers: 76-45

Description	Amount
For <u>ESTIMATE FOR BUS. MOVE</u> on State Road (RE: <b>MIKE BLACK</b> ) No. _____ in <u>MARION</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>616</u> as per Grant/Warranty Deed, Dated <u>7-2-75</u>	34. 02

*Recorded*  
 PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Date

*M. W. Frank Pres*  
*Aug. 5, 1975*

*J.*

**INDIANA STATE HIGHWAY COMMISSION**  
Division of Land Acquisition  
ROOM 1105 — 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA 46209

*05349*

8-1 1975

To **MIKE BLACK**  
220 W. HAMPTON  
INDIANAPOLIS, INDIANA 46208

GENTLEMEN:

We enclose State Warrant No. 128672 7-17 1975  
in settlement of the following vouchers: 76-52

Description	Amount
<p>For <b>BUSINESS MOVE</b> _____ on State Road No. _____ in <b>MARION</b> County, Project <b>I-70-3 (52)</b> Parcel No. <b>616</b> as per Grant/Warranty Deed, Dated <b>6-30-75</b></p>	<p>2,559 . 45</p>

RECEIVED

PLEASE RECEIPT AND RETURN (Do not detach)

*Recorded*

Payment Received: By *Mike Black*  
Date *8-6-75*

0536

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

July 1 1975

To Marion County Treasurer  
 Room 1060  
 City-County Building  
 Indianapolis, Indiana 46204

## GENTLEMEN:

We enclose State Warrant No. 1423675 6-24-1975  
 in settlement of the following vouchers:

Transmittal #75-774

Description	Amount
Mike and Mary Black 810-812 South Capitol Avenue Indianapolis, Indiana	
For <u>Real Estate Taxes</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>616</u> as per Grant/Warranty Deed, Dated <u>5-12-75</u>	\$274.54

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By F. Moulder - super.  
 Date 7-9-75



CONTROL

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

0536

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3(S2) Road I-70 County MARION Owner MIKE BLACK Parcel # 616

	1st APPRAISAL	2nd APPRAISAL	3rd APPRAISAL	4th APPRAISAL	REVIEWER'S VALUE IF DIFFERENT FROM APPRAISAL
APPRAISER	TAYLOR				
FEE (F), STAFF (S), OWNER (O)	S				
DATE OF APPRAISAL	1-6-75				
BEFORE VALUE	2,500-				
AFTER VALUE	-				
DIFFERENCE	2,500-				
LAND &/OR IMPROVEMENTS	2,500-				
LOSS IN VALUE TO REMAINDER	0				
ESTIMATED COMPENSATION (DUE PROPERTY OWNER)	2,500-				
NON-COMPENSABLE ITEM	0				
CHECK (✓) IF APPROVED AS IS	✓				

REVIEWERS COMMENTS AND/OR CORRELATION (SEE ATTACHED SHEET)

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

It is my understanding that the value estimate may be used in connection with a Federal-Aid highway project. I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 1-6-75 is \$ 2,500-.

DATE 3-17-75 SIGNED William R. White DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
1st REVIEW APPRAISER 2nd REVIEW APPRAISER

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_  
CHIEF REVIEW APPRAISER

APPROVED APPRAISAL AMT. FOR 2,700 SF. REQUIRED R/W \$ 2,500-  
(AREA SIZE)

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

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

SIGNED: Donald B. Gordon  
TITLE: ASSISTANT CHIEF APPRAISER  
INDIANA STATE HIGHWAY COMMISSION

MAR 18 1975

HISTORIC DATA

APPRAISER'S NAME	APPRAISED AMOUNT			DATE OF APPRAISAL			DATE OF APPR REVIEW			AMOUNT PAID FOR BUILDINGS			PROPERTY USE	L.A. CODE					
	26	29	32	35	37	39	41	43	45	47	50	53	56	75	79				
SAM TAYLOR	0	0	2,500	0	1	06	75	0	1	06	75	0	0	1	850	00	RESP	0.536	71



PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 616

NAME & ADDRESS OF OWNER Mike Black and Mayy Black  
220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED S.A.A.  
S.A.A. PHONE S.A.A.

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 5/12/75 TIME OF CONTACT 3:30 p.m.

OFFER \$ 2,500 TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: I met with the owners at their residence. The papers were examined by the owners who signed the Warranty Deed and both Claim Vouchers. Left copy of the Warranty Deed, receipt for same, and Tax Memo Letter.

\* Mr. Black had said during a telephone conversation earlier today that he did not have the money (and had not had) to pay the taxes. He requested I make two claim vouchers (one to pay taxes) and this was done.

Status of Parcel: -Secured, ( )-Condemned, -Other (Explain): Owners sell property  
Distribution Made  
 Parcel  Weekly Summary  
 Owner  Attorney  
 Broker N/A  Other, Specify  
Larry D. Whiles  
(Signature)

Status of Parcel: ( )-Secured, ( )-Condemned, -Other (Explain): Request for decision  
Distribution Made  
 Parcel  Weekly Summary  
 Owner By Mail  Attorney  
 Broker N/A  Other, Specify  
Larry D. Whiles  
(Signature)

PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK and MARY BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED Mike Black

S.A.A. PHONE S.A.A.

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 4/24/75 TIME OF CONTACT 7:00 p.m.

OFFER \$ 2,500.00 TYPE OF CONTACT: ( )-PERSONAL VISIT, (X)-TELEPHONE CALL  
 Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: I called Mr. Black at his home and asked if a decision had been made about the whether he would sell the property at 810-812 South Capitol for the State's offer. Mr. Black said that he would not make a decision until after Relocation had made a determination for the amount he would be allowed for moving the materials out of the building. He said he expected to hear from the Relocation Section next week. I said I would be back in contact with him late next week for his answer.

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

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

Larry P. Wheeler  
 (Signature)

BR-1  
INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division (Rev. 11-74)

BUYER'S REPORT

PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK and MARY BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED Mike Black and Mary Black

S.A.A. PHONE S.A.A.

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 4/17/75 TIME OF CONTACT 9:00 a.m.

OFFER \$ 2,500.00 TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: During a call on the owners Mr. Black asked that I hold off on  
sending through the eminent domain papers on this parcel. He said he  
was having some photographs taken of this property and needed to do some  
consulting before a final decision is made. I advised that I would hold  
the parcel until I heard from him. He said he should have a decision  
on Monday or Tuesday.

Status of Parcel: ( )-Secured, ( )-Condemned, (X)-Other (Explain): Owner asks condemnation  
Distribution Made: be held up for further  
consideration and  
more time

(X) Parcel	(X) Weekly Summary
(X) Owner	( ) Attorney
( ) Broker	( ) Other, Specify

[Signature]  
(Signature)

PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK and MARY BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED S.A.A.

825 South Charles St., Indianapolis, Ind. PHONE 637-2240

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 4/16/75 TIME OF CONTACT 12:15 p.m.

OFFER \$ 2500. TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: I talked with the owner briefly at the captioned location (his repair garage) and asked if he had the statement from the company about the rewiring that had been done. Mr. Black said he had not gotten the statement but that the man he would get it from was back in town. He said he would attempt to get it as soon as possible. I asked if he had considered the State's offer and he said he would not sell the property for what the State is offering. I advised that eminent domain proceedings would be initiated.

Status of Parcel: ( )-Secured, (X)-Condemned, (X)-Other (Explain): Getting decision.  
Distribution Made

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

Larry D. Whisler  
(Signature)

BR-1  
INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division (Rev. 11-74)

BUYER'S REPORT

PROJECT NO. I-70-3 (52)77

COUNTY MARION

PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED S.A.A.

825 South Charles St., Indianapolis, Ind. PHONE 637-2240

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 4/9/75 TIME OF CONTACT 11:45 a.m.

75 Olds 30 B or C 2437

OFFER \$ 2,500. TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL

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

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

REMARKS: I met briefly with Mr. Black at his garage. He said the person responsible for providing a statement documenting the cost of the rewiring of the subject property was on vacation and would return Monday. He asked I call him Monday to learn whether he had been able to get an itemized statement. I agreed to do so.

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

Distribution Made

- |            |                    |
|------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner  | ( ) Attorney       |
| ( ) Broker | ( ) Other, Specify |

Larry Wheeler  
(Signature)

PROJECT NO. I-70-3-(52)77

COUNTY MARION

PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED S.A.A.

825 South Charles St., Indianapolis, Indiana PHONE 637-2240

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 4/8/75 TIME OF CONTACT 9:30 a.m.

OFFER \$ 2,500. TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: I met with Mr. Black at his garage.

Mr. Black reiterated that he had made an investment of \$1,900 ~~to~~ to replace the wiring in the dwelling and that he would not be able to realize his original investment (have it returned or paid) if he accepted the Stat's offer. I asked if he could substantiate the claim with bills or by other means. He said he will do so. I am to contact him tomorrow morning to pick up the bills or other documentation. I explained I would need to have the documentation to present to the ~~appraiser~~ appraiser to see if the appraiser could be influenced to increase the offer. I made no commitments that the offer would be increased. I stated that all I could do was make the appraiser aware of the investment.

Mr. Black said it didn't make any difference to him in that he was prepared to go to court if necessary. He said he would sell the property for \$4,000. To contact Mr. Black in the morning about 10:30 to pick up the documentation for his claim.

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

Distribution Made

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

Larry D. Whisler  
(Signature)

PROJECT NO. I-70-3 (52)77

COUNTY MARION PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED S.A.A.

S.A.A. PHONE (637-2240)  
S.A.A.

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 4/1/75 TIME OF CONTACT 9:30 a.m.

OFFER \$ ~~████████~~ 2,500<sup>00</sup> TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: I called the 637-2240 number and was given the message that Mr. Black was at one of his properties. I drove to the captioned property and found Mr. Black there. Mr. Black allowed me to inspect the property and made note of the property's value as a storage place. While there is no one living in the property, he does have some lumber, furniture and appliances, and a quantity of what appears to be plexiglas stored in the dwelling. Mr. Black showed the fuse box and the purported new wiring visible at the fuse box. He restated that there had been a substantial investment in the property with the improvement in the wiring. He stated that the utilities were in working order and just needed to be turned on to make the property liveable. I thanked Mr. Black for allowing me to inspect the property and advised that I would be in touch with him shortly to learn his decision.

Mike Black

Status of Parcel: ( )-Secured, ( )-Condemned, (X)-Other (Explain): Property Inspection, Further Discussion  
Distribution Made  
(X) Parcel (X) Weekly Summary  
(X) Owner ( ) Attorney  
( ) Broker N/A ( ) Other, Specify  
Larry D. Whisler  
(Signature)

PROJECT NO. I-70-3(52)77

COUNTY MARION PARCEL NO. 616

NAME & ADDRESS OF OWNER MIKE BLACK and MARY BLACK

220 West Hampton Drive, Indianapolis, Ind. PHONE 283-6801

NAME & ADDRESS OF PERSON CONTACTED S.A.A.

bus. (637-2240)\*  
S.A.A. PHONE S.A.A.

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

DATE ASSIGNED 3/18/75 DATE OF CONTACT 3/31/75 TIME OF CONTACT 4:30 p.m.

OFFER \$2,500 TYPE OF CONTACT: (X)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: A telephone call earlier in the day had established that it was convenient for me to meet with Mr. and Mrs. Black at their residence. I did so and visited with Mrs. Black shortly after arrival while Mr. Black went after a grandchild and brought the grandchild from pre-school. Mr. Black said he had had dealings with the State before concerning the acquisition of property.

The plans were shown and I explained that Capitol Avenue was to become an extension of an entrance ramp onto I-70. I explained that the entrance ramp would be limited access and that that portion of the property which would become limited access would be fenced with chain link fence. I pointed out on the plans that the fence would be erected about ten feet West of the owner's East property line; effectively cutting of the primary source of access to the property. I advised that it had been determined that the best course of action (because of the very limited access to the remaining property) to purchase the whole property. I gave Mr. Black the Firm Offer Letter, the Statement for the Basis of Just Compensation, and verbally stated that the State's appraisers had determined that the property is valued at \$~~2,500~~ <sup>2,500</sup>. Mr. Black said the property was worth far more than that. He said some of his employees use the property as sleeping rooms and that he has an income from the property of \$150 per month and that he also uses a portion of the dwelling as a (SEE PAGE 2)

Status of Parcel: ( )-Secured, ( )-Condemned, (X)-Other (Explain): Explanation of plans, Distribution Made Firm Offer Call

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

Larry D. Whisler  
(Signature)



REMARKS (Continued) storage place for lumber and business supplies. I asked if Mr. Black would have time to accompany me to inspect the property this evening and he said he would not be able to this evening. It was agreed I should call him in the morning at the above number and then meet him at the property for an inspection. Mr. Black said he had spent \$1,900 having the whole building re-wired recently and that he would do little more than recover that investment and be paid very little for the remaining improvements. He said he had stopped improvement of the property when he learned it was to be purchased by the State. He said the improvements had been made within the last year. Meeting was concluded with plans made to meet tomorrow morning. Mr. Black said he had a body shop at 825 Charles St.\*

*Mike Black*

*Larry D. Wheeler* 3/31/75  
 Signature Date

# INTERIM CERTIFICATE OF TITLE

## Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

*Par. 616*

S.R.	PROJECT <u>I-70-3 (52)</u>	COUNTY <u>Marion</u>	PNTIC # <u>74-7538-S</u>
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Name on Plans \_\_\_\_\_

Name of Fee Owner MIKE BLACK AND MARY BLACK, husband and wife

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby certifies that a search of the records from October 4, 1974 8A.M. to and including May 21, 1975 8A.M. reveals no changes as to the real estate described under PNTIC # 74-7538-G/C except:

1. Taxes for 19 74 payable 19 75 in name of Mike and Mary Black  
 Duplicate # 5150256 Parcel # 1052502 Township I-Center Code # 1-01  
 May \$ 66.12 ~~(paid)~~ (unpaid); November \$ 66.12 ~~(paid)~~ (unpaid)  
 Taxes for 19 75 payable 19 76 now a lien., in name of Mike and Mary Black.  
 Assessed Valuation:  
 Land: \$260.00 Improvements: \$1,060.00 Exemptions: None

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

ATTEST: PIONEER NATIONAL TITLE INSURANCE COMPANY

*H. R. Cavill*

Assistant Vice President

*Robert H. Davenport*

Vice President

Countersigned and validated as of the 27th day of May, 19 75.

*Greg S. Quizon*

Authorized Signatory  
 Greg S. Quizon, Senior Title Officer

6/6

**GUARANTY OF TITLE**

**Pioneer National Title Insurance Company**

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	74-7538-G/C

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

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby guarantees that as of the 4th day of October, 1974, 8A.M.

MIKE BLACK AND MARY BLACK, husband and wife

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

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

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

*H. L. Cavill*

Assistant Vice President

*Robert H. Davenport*

Vice President

Countersigned and validated as of the 15th day of Oct., 1974.

*Jose L. Dicen*  
Authorized Signatory

JOSE L. DICEN, TITLE OFFICER

**SCHEDULE "A"**

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

Lot numbered 23 in Van Blaricum's Subdivision of the middle part of Out Lot 121 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 26, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Warranty deed from Herman Alinikoff, Connie Alinikoff, his wife, and Mary Alinikoff, as joint tenants with rights of survivorship dated July 22, 1969 recorded April 20, 1970 as instrument #70-15866 in the Office of the Recorder of Marion County, Indiana.

U.S.R. - None 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 73 payable 19 74 in name of Mike and Mary Black  
Duplicate # 4149729 Parcel # 1052502 Township I-Center Code # 1-01  
May \$ 65.93 (~~paid~~) (unpaid); November \$ 65.93 (~~paid~~) (unpaid)  
Taxes for 19 74 payable 19 75 now a lien. , in name of Mike and Mary Black.

Assessed Valuation:

Land: \$260.00 Improvements: #1,060.00 Exemptions: None  
May \$ 65.93 Unpaid and Delinquent plus Penalty

22 Copies



MCCARTY STREET 60 Feet.

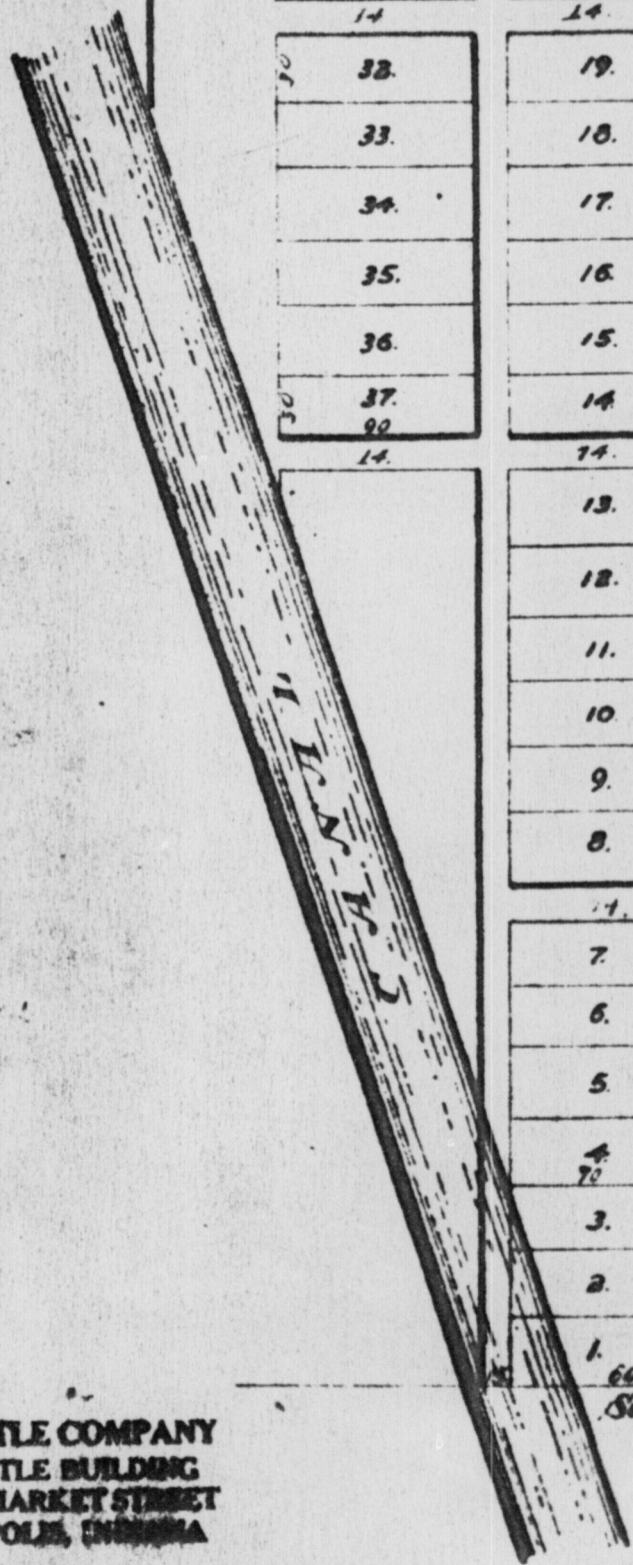
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			2.	
			1.	

60 Feet.

STREET.

*Capitol*

TENNESSEE



South Line of Out Lot 121.

UNION TITLE COMPANY  
UNION TITLE BUILDING  
155 EAST MARKET STREET  
INDIANAPOLIS, INDIANA

VAN ELARICUM'S SUB. OF MIDDLE  
PART OF OUT LOT 121