

INDOT

Buyer
Document

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Scan Key **377738**

LA Code 3777

Parcel No. 38

Owner UNKNOWN

INDIANA DEPARTMENT OF TRANSPORTATION, LAND ACQUISITION DIVISION

BUYER'S REPORT

PROJECT: 578-291-1(002) PARCEL: 38 COUNTY: 1160 CODE: 3227

Name & Address of Owner: UNKNOWN Phone: _____

Name & Address of Person Contacted: _____ Phone: _____

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

Date Assigned: _____ Date of Contact: _____ Time of Contact: _____

Offer \$ 250,000 Type of Contact: Personal Visit Phone Mail

Write: Yes, No, or N/A (for not applicable), as appropriate in each numbered blank space:

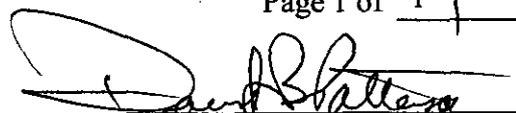
- | | |
|---|--|
| 1. <input type="checkbox"/> Checked Abstract w/ owner? | 14. <input type="checkbox"/> Secured W-9 form? |
| 2. <input type="checkbox"/> Any affidavits taken: | Left following papers w/ owners: |
| 3. <input type="checkbox"/> Any mortgage(s)? | |
| 4. <input type="checkbox"/> Any liens, judgments, etc.? | 15. <input type="checkbox"/> Written offer? |
| 5. <input type="checkbox"/> Showed plans? Exp. take? | 16. <input type="checkbox"/> Land Acquisition Brochure? |
| 6. <input type="checkbox"/> Explained about retentions? | 17. <input type="checkbox"/> Retention Letter? |
| 7. <input type="checkbox"/> Any major item retained? | 18. <input type="checkbox"/> Statement of Just Compensation? |
| 8. <input type="checkbox"/> Any minor item retained? | 19. <input type="checkbox"/> Tax memo (interim period)? |
| 9. <input type="checkbox"/> Walked over property? | 20. <input type="checkbox"/> Receipt of Conveyance Instrument? |
| 10. <input type="checkbox"/> Owner to pay taxes? | 21. <input type="checkbox"/> Copy of Conveyance Instrument? |
| 11. <input type="checkbox"/> Secured Right-of-Entry | 22. <input type="checkbox"/> Owner's Appraisal Letter? |
| 12. <input type="checkbox"/> Secured Driveway R/E | 23. <input type="checkbox"/> Brochure, "Relocation & You"? |
| 13. <input type="checkbox"/> Sent Daily Notice to Relocation? | 24. <input type="checkbox"/> E.D.D.? |

REMARKS: AFTER TALKING TO BOTH ADJOINING
PROPERTY OWNERS, STEVE DECKER + FRED LADKA,
FRED LADKA AGREED TO CLAIM THIS UNKNOWN
PARCEL BY ADVERSE POSSESSION. HOWEVER, MR.
LADKA WAS ADVISED BY HIS ATTORNEY NOT TO
ACCEPT THIS UNKNOWN PARCEL AS HIS, SINCE
HIS MAIN PARCEL, ADJOINING THIS UNKNOWN, IS
GOING TO CONDEMNATION. THE OFFER AMOUNT
IS TOO LOW FOR THEM. TERRY MODESIT OF
TERRA HAUTE, THE ATTORNEY FELT IT MIGHT
JEOPARDISE THEIR EFFORTS IN COURT. MR. DECKER
IS ALSO A CONDEMNATION.

Status of Parcel: Secured, Condemned, Other
 Distribution: Parcel Owner Weekly Summary Attorney
 Specify Other _____

THIS DOES NOT CONSTITUTE A CONTACT

Property Owner Initials _____

Page 1 of 1

 Land Buyer / Signature

6/2/04



Indiana Department of Transportation

Land Acquisition Division
100 North Senate Avenue, Room N955
Indianapolis, Indiana 46204-2219

FAX: (317)233-3055 - Writer's Direct Phone:

UNIFORM LAND OR EASEMENT ACQUISITION OFFER

PROJECT: STP-291-1(002)
PARCEL: 38 CODE: 3777
ROAD: US 641
COUNTY: Vigo

TO: FREDDIE L. LADIK
90 TERRY R. MANSLEY
321 OHIO ST
TERRE HAUTE, IN 47807

The State of Indiana, acting by and through the Indiana Department of Transportation is authorized by Indiana law to obtain your land or an easement across your land for certain public purposes. The Indiana Department of Transportation needs (your land) & ~~(an easement across your land)~~ for a public highway improvement known as STP-291-1(002) and needs to take the (land) & (easement) as described on the attached legal description.

It is our opinion that the fair market value of the (property) & ~~(easement)~~ we want to acquire from you is \$ 250.00, and, therefore, the Indiana Department of Transportation offers you \$ 250.00 for the above described (property) & ~~(easement)~~. You have twenty-five (25) days from this date to accept or reject this offer. If you accept this offer, you may expect payment in full within ninety (90) days after signing the documents accepting this offer and executing the deed, grant or easement, and provided there are no difficulties in clearing liens or other problems with title to the land. Possession will be required thirty (30) days after you have received your payment in full.

Project: SR-291-1(002) Parcel: 38

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, the Indiana Department of Transportation is required to make a good faith effort to purchase (your property) ~~& (an easement across your property)~~.
2. You do not have to accept this offer.
3. However, if you do not accept this offer, and we cannot come to an agreement on the acquisition of (your land) ~~& (an easement)~~, the Indiana Department of Transportation has the right to file suit to condemn and appropriate the (land) ~~& (easement)~~ in the county in which the real estate is located.
4. You have the right to seek advice of an attorney, real estate appraiser or any other person of your choice on this matter.
5. You may object to the public purpose and necessity of this project.
6. If the Indiana Department of Transportation files a suit to condemn and appropriate (your land) ~~& (easement)~~; and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the (land) ~~& (easement)~~ to be appropriated.
7. If we both agree with the court appraisers' report, then the matter is settled. However, if either of us disagrees with the appraisers' report to the court, either of us has the right to ask for a trial to decide what should be paid to you for the (land) ~~& (easement)~~ condemned.
8. If the court appraisers' report is not accepted by either of us, then the Indiana Department of Transportation has the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such a deposit is made with the court, the Indiana Department of Transportation is legally entitled to immediate possession of the (land) ~~& (easement)~~. You may, subject to the approval of the court, make withdrawals from the amount deposited with the court. Your withdrawal will in no way affect the proceedings of your case in court, except that, if the final judgment awarded you is less than the withdrawal you have made from the amount deposited, you will be required to pay back to the court the amount of the withdrawal in excess of the amount of the final judgment.

STB-291-1(002)

Project: _____ Parcel: 38

9. The trial will decide the full amount of damages you are to receive. Both of us will be entitled to present legal evidence supporting our opinions of the fair market value of the. The court's decision may be more or less than this offer. You may employ, at your cost, appraisers and attorneys to represent you at this time or at any time during the course of the proceeding described in the notice. The offer of \$250,000 made herein is a total offer for the entire acquisition and is intended to justly compensate you and all parties of interest.

10. Any improvements or items within the State's proposed right-of-way which you are responsible for moving, must be removed within 30 days of the date you are paid. At the end of the 30-day period, any items remaining on State right-of-way become encroachments. Pursuant to Indiana law, the Department has the right to remove any encroachment from its right-of-way after giving the owner proper notice. Further, any costs incurred by the Department while removing such items will be assessed to the owner. If you have any questions concerning the removal of items, contact the Property Management Section at, telephone 317-232-5007.

11. If you have any questions concerning this matter, you may contact us at:

David B. Patterson
7404 S. U.S. 41
Rosedale, IN 47874
Phone: 765-828-0318

MAILED 3/19/04
7001 1940 0003 1810 9928

This offer was made to owner(s):

<u>FREDDIE L. LADIKIA</u>	of	<u>VIGO County</u>	on	<u>3/22/04</u>	(Date)
	of		on		(Date)
<u>90 TERRY R. MODEST</u>	of	<u>VIGO County</u>	on	<u>3/22/04</u>	(Date)
	of		on		(Date)

BY: David Patterson
(Signature)

David B. Patterson
Agent of: The Indiana Department of Transportation