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UNIFORM EASEMENT ACQUISITION OFFER

Judith P. Compton
TOWN OF ST. JOHN
10955 W. 93RD STREET
ST. JOHN, INDIANA 46373

The St. John Board of Waterworks, is authorized by Indiana law to obtain your land or an easement across your land for certain public purposes. The St. John Board of Waterworks needs an easement across your land for installation of a public utility water line and needs to take a permanent easement on the property located at 12056 West 94th Place, St. John, Indiana, legally described as follows:

A parcel of real estate located in Lot 22, Villa Park Addition to the Town of St. John, Lake County, Indiana recorded in Plat Book 38, Page 95 in the Office of the Recorder of Lake County, Indiana and more particularly described as follows: Commencing at the Southwest Corner of Lot 22;

Thence: Along the right of way of 94th Court in a clockwise direction having a 50 foot radius and an radial distance of 6.03 feet to the Point of Beginning;

Thence: North 00°-01'-45" West along the East line of an existing 6' utility easement a distance of 12.11 feet;

Thence: Along the arc which has a 62 foot radius and a distance of 28.72 feet;

Thence: North 42°-54'-01" East parallel to the Easterly line of said Lot 22 a distance of 215.85 feet;

Thence: South 89°-9'-00" East along the South line of an existing 12' utility easement a distance of 16.15 feet;

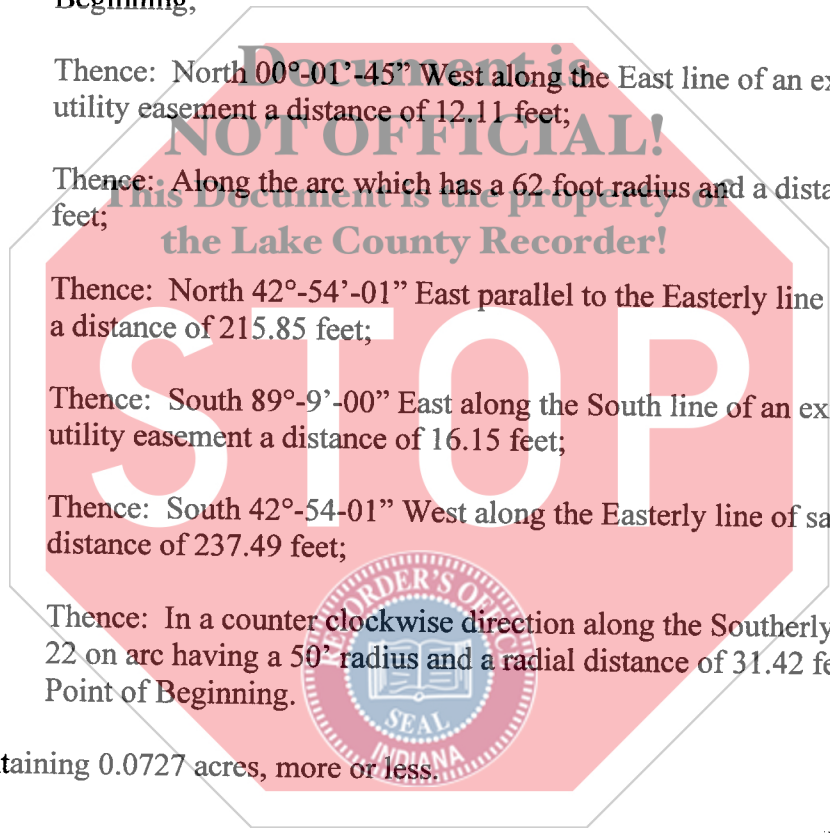
Thence: South 42°-54'-01" West along the Easterly line of said Lot 22 a distance of 237.49 feet;

Thence: In a counter clockwise direction along the Southerly line of Lot 22 on arc having a 50' radius and a radial distance of 31.42 feet; to the Point of Beginning.

Containing 0.0727 acres, more or less.

and a temporary construction easement, legally described as follows:

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PETER BENJAMIN
LAKE COUNTY AUDITOR

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A.H.
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A parcel of real estate located in Lot 22, Villa Park Addition to the Town of St. John, Lake County, Indiana recorded in Plat Book 38, Page 95 in the Office of the Recorder of Lake County, Indiana and more particularly described as follows: Commencing at the Southwest Corner of Lot 22;

Thence: Along the right of way of 94th Court in a clockwise direction having a 50 foot radius and an radial distance of 6.03 feet;

Thence: North 00°-01'-45" West along the East line of an existing 6' utility easement a distance of 12.11 feet to the Point of the Beginning;

Thence: North 00°-01'-45" West along the East line of an existing 6' utility easement a distance of 15.09 feet;

Thence: Along the arc which has a 77 foot radius and a distance of 24.93 feet;

Thence: North 42°-54'-01" East parallel to the Easterly line of said Lot 22 a distance of 191.06 feet;

Thence: South 89°-9'-00" East along the South line of an existing 12' utility easement a distance of 20.18 feet

Thence: South 42°-54'-01" West along the 12 foot utility easement line of said Lott 22 a distance of 215.85 feet;

Thence: In a counter clockwise direction along the Southerly line of a 12 foot utility easement having a 62' radius and a radial distance of 28.72 feet; to the Point of Beginning.

Containing 0.078 acres, more or less.

It is our opinion that the fair market value of the easements we want to acquire from you is Three Thousand Six Hundred Dollars (\$3,600.00), and, therefore, the St. John Board of Waterworks offers you, Three Thousand Six Hundred Dollars (\$3,600.00) for the above-described easements. 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 easements, and provided there are no difficulties in clearing liens or other problems with title to land. Possession will be required thirty (30) days after you have received your payment in full.

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

1. By law, the St. John Board of Waterworks is required to make a good faith effort to purchase easements 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 the easements, the St. John Board of Waterworks has the right to file suit to condemn and appropriate the easements 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 St. John Board of Waterworks files a suit to condemn and appropriate an easement, and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the easements 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 easements condemned.
8. If the court appraisers' report is not accepted by either of us, then the St. John Board of Waterworks has the legal option of depositing the amount of the court appraisers' evaluation with the court. And if such deposit is made with the court, the St. John Board of Waterworks is legally entitled to immediate possession of the 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.
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 easements. 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 this notice.

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

St. John Municipal Building
10955 West 93rd Avenue
St. John, Indiana 46373
Telephone: (219) 365-4655

A similar offer was made to the following owner(s):

Albert E. Kropp,

NBD Bank Trust No. 275,

Lawrence P. Robinson & Patricia A. Robinson of St. John,

Willard Simanson & Katherine Simanson of St. John.

on the 11 day of April, 2002.

