

UNIFORM PROPERTY OR EASEMENT EARLY ACQUISITION OFFER

Date: _____

PROJECT: 1400639
CODE: N/A PARCEL: 20
ROAD: Douglas Road
COUNTY: St. Joseph

Offer Delivery Method (Check one)

In Person _____ Certified Mail _____

TO: City of South Bend by and through its
Board of Park Commissioners
c/o City Attorney's Office
227 W. Jefferson Blvd., Ste. 1200
South Bend, Indiana 46601

The Board of Commissioners of the County of St. Joseph, Indiana is authorized by Indiana law to obtain your property or an easement across your property for certain public purposes. The Board of Commissioners of the County of St. Joseph, Indiana needs your property and an easement across your property for a public highway improvement known as Douglas Road and needs to acquire the property and easement as described on the attached legal description.

It is our opinion that the fair market value of the property and easement we want to acquire from you is \$4,975.00, and, therefore, the Board of Commissioners of the County of St. Joseph, Indiana offers you \$4,975.00 for the above described property and easement. You have thirty (30) 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.

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

1. By law, the Board of Commissioners of the County of St. Joseph, Indiana is required to make a good faith effort to purchase your property and an easement across your property.
2. You do not have to accept this offer and the Board of Commissioners of the County of St. Joseph, Indiana is not required to agree to your demands.
3. This offer is for a voluntary transaction and if you do not reach a satisfactory agreement with the Board of Commissioners of the County of St. Joseph, Indiana, the Board of Commissioners of the County of St. Joseph, Indiana will not file suit to condemn and acquire the property and easement in conjunction with this offer.
4. If the offer is not accepted in the negotiation period, it will be rescinded in writing. You may receive another offer in the future. If this offer is not accepted and the Board of Commissioners of the County of St. Joseph, Indiana rescinds the offer; any determination for Relocation Assistance will also be rescinded for owner occupants and tenants. Any future offer may require a new determination of eligibility for Relocation Assistance.
5. You have the right to seek advice of an attorney, real estate appraiser or any other person of your choice on this matter.
6. You may object to the public purpose and necessity of this project.

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

ATTN: Jamie C. Woods
 St. Joseph County Attorney
 Thorne Grodnik, LLP
 420 Lincoln West
 Mishawaka, IN 46546
 Phone: 574-256-5660
 Email: jwoods@tglaw.us

This offer was made to the owner(s):

The City of South Bend, Indiana by and through its Board of Park Commissioners	of	St. Joseph County, IN	by	email	(Date)
_____		_____		_____	
	of		on		(Date)
_____		_____		_____	
	of		on		(Date)
_____		_____		_____	
	of		on		(Date)
_____		_____		_____	

BY: _____
 Jamie C. Woods, St. Joseph County Attorney

If you decide to accept the offer of \$4,975.00 made by the Board of Commissioners of the County of St. Joseph, Indiana sign your name below and mail this form to the address indicated above. An additional copy of this offer has been provided for your file.

ACCEPTANCE OF OFFER

I (We), Mark Neal, President, Consuela Hopkins, Vice President, Aimee Buccellato, Member, and Dan Farrell, Member of the City of South Bend, Indiana, by and through its Board of Park Commissioners, owner(s) of the above described property or interest in property, hereby accept the offer of \$4,975.00 made by the Board of Commissioners of the County of St. Joseph, Indiana on this 7 day of August, 2020.

The City of South Bend, Indiana, by and through its Board of Park Commissioners

Original Offer: \$4,975.00
Admin Settltmt: \$47,880.00

Total Amount 52,855.00

[Signature]
Mark Neal, President

[Signature]
Consuela Hopkins, Vice President

[Signature]
Aimee Buccellato, Member

[Signature]
Dan Farrell, Member

NOTARY'S CERTIFICATE

STATE OF Indiana :
COUNTY OF St. Joseph : SS:

Subscribed and sworn to before me this 7 day of August, 2020.

My Commission expires September 13, 2026

I am a resident of St. Joseph County.

Signature Eva Ennis

Printed Name Eva Ennis

