

Keystone Commons Property Owners Association Inc.
Attn: Brian Wilson, President
3104 Saddlebrook Crossing
Valparaiso, IN 46385

December 23, 2024

VIA CERTIFIED MAIL

UNIFORM PROPERTY ACQUISITION OFFER

Mr. Brian Wilson, President,

City of Valparaiso is authorized by Indiana law to obtain your property or an easement across your property for certain public purposes. City of Valparaiso needs your property for the construction of a connecting public road and needs to take a parcel on Vale Park Road, Valparaiso, IN with Parcel No. 64-09-11-401-008.000-004, described as KEYSTONE COMMONS CARRIAGE CROSSING UNIT 1 REPLAT OS 16, DR458 P109.

It is our opinion that the fair market value of the property we want to acquire from you is \$11,290 and, therefore, City of Valparaiso offers you \$11,290 for the above described property. 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, 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, City of Valparaiso is required to make a good faith effort to purchase your property.
2. You do not have to accept this offer and City of Valparaiso is not required to agree to your demands.
3. However, if you do not accept this offer, and we cannot come to an agreement on the acquisition of your property, City of Valparaiso has the right to file suit to condemn and acquire the property in the county in which the property 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 City of Valparaiso files a suit to City of Valparaiso and acquire your property and the court grants its request to condemn, the court will then appoint three appraisers who will make an independent appraisal of the property to be acquired.
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 property condemned.

8. If the court appraisers' report is not accepted by either of us, then City of Valparaiso 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, City of Valparaiso is legally entitled to immediate possession of the property. 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 judgement 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 property or easement. 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:

Burke Costanza & Carberry LLP
9191 Broadway
Merrillville, Indiana 46410
219-769-1313

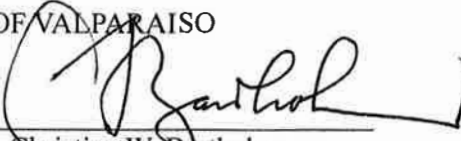
This offer was made to the owners:

Keystone Commons Property Owners Association Inc. of 3104 Saddlebrook Crossing, Valparaiso, IN 46385

On the 23 day of December 2024.

CITY OF VALPARAISO

By: _____


Christian W. Bartholomew
Legal Counsel for City of Valparaiso

If you decide to accept the offer of \$11,290 made by City of Valparaiso sign your name below and mail this form to the indicated above. An additional copy of this offer has been provided for your file.

ACCEPTANCE OF OFFER

We, Keystone Commons Property Owners Association Inc., owners of the above described property or inters in property, hereby accept the offer of \$11,290 made by City of Valparaiso on this ____ day of _____, 20__.

KEYSTONE COMMONS PROPERTY OWNERS ASSOCIATION INC.

By: _____

Its: _____

NOTARY'S CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

Subscribed and sworn to before me this ____ day of _____, 20__.

My Commission Expires: _____

NOTARY PUBLIC (Signature)

NOTARY PUBLIC (Printed)



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☒ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1. 9214 8901 9403 8393 1358 55		KEYSTONE COMMONS PROPERTY OWNERS ASSOCIATION INC ATTN: BRIAN WILSON PRESIDENT 3104 SADDLEBROOK XING VALPARAISO IN 46385-2993		0.69	4.85	Handling Charge - if Registered and over \$50.00 in value							2.62				
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)															
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CWB

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BURKE COSTANZA & CARBERRY ^{LLP}

ATTORNEYS AT LAW

9191 Broadway
Merrillville, IN 46410

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US POSTAGE

Keystone Commons Property Owners Association
Inc.

Attn: Brian Wilson, President
3104 Saddlebrook Crossing
Valparaiso, IN 46385

Advisors you want.

Advocates you need.