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Prepared by:

Royal Title Services
365 East Thompson Road
Indianapolis, IN 46227-1624
Phone: 317.791.6000 or 800.738.4853
Fax: 317.791.6006
www.royaltitle.com

REPORT OF SEARCH

Prepared for **Colliers International - Michael J. Kuehl**

FILE NO.: 12-1688

PERIOD OF SEARCH: 04/25/1962 at 8:00 am. to 04/25/2012 at 8:00 am

CAPTION REAL ESTATE:

TRACT 1:

A part of the East Half of the Southwest Quarter of Section 35, Township 27 North, Range 2 East, Cass County, Indiana, described as follows: Beginning on the South line of said section North 89 degrees 30 minutes 22 seconds West 136.02 feet from the Southeast corner of said quarter section; thence North 89 degrees 30 minutes 22 seconds West 1,189.83 feet along said South line to the Southwest corner of said half-quarter section; thence North 0 degrees 19 minutes 07 seconds East 34.41 feet along the West line of said half-quarter section; thence Northeasterly 1,371.93 feet along an arc to the left and having a radius of 2,749.79 feet and subtended by a long chord having a bearing of North 77 degrees 49 minutes 37 seconds East and a length of 1,357.75 feet to the East line of said quarter section; thence South 0 degrees 16 minutes 43 seconds West 265.79 feet along said East line; thence South 64 degrees 26 minutes 47 seconds West 151.12 feet to the point of beginning and containing 3.701 acres, more or less.

TRACT 2:

A part of the East Half of the Southwest Quarter of Section 35, Township 27 North, Range 2 East, Cass County, Indiana, described as follows: Beginning at the Southeast corner of said quarter section; thence North 89 degrees 30 minutes 22 seconds West 136.02 feet along the South line of said section; thence North 64 degrees 26 minutes 47 seconds East 151.12 feet to the East line of said quarter section; thence South 0 degrees 16 minutes 43 seconds West 66.36 feet along said East line to the point of beginning and containing 0.104 acres, more or less.

TRACT 3:

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as U.S.R. 24 and as Project F-144-6 (10)) to and from the owner's abutting lands, along the 1,371.93 - foot course described above in the description of the 3.701 - acre parcel. Also, together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across said limited access facility along the 151.12 - foot course described above in the description of the 0.104 acre-parcel. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands and an all successors in title to the said 0.104-acre parcel described above.

TRACT 4:

A part of the West Half of the Southeast Quarter of Section 35, Township 27 North, Range 2 East, Cass County, Indiana, described as follows: Beginning at the Southwest corner of said quarter section; thence North 0 degrees 16 minutes 43 seconds East 66.36 feet along the west line of said quarter section; thence North 64 degrees 26 minutes 47 seconds East 153.72 feet; thence Northeasterly 503.04 feet along an arc to the left and having a radius of 2,989.79 feet and subtended by a long chord having a bearing of North 58 degrees 03 minutes 37 seconds East and a length of 502.45 feet; thence North 45 degrees 59 minutes 43

seconds East 118.94 feet; thence North 51 degrees 58 minutes 02 seconds East 450.11 feet; thence North 57 degrees 48 minutes 51 seconds East 250.80 feet; thence North 53 degrees 14 minutes 25 seconds East 132.40 feet to the East line of said half-quarter section; thence South 0 degrees 21 minutes 27 seconds West 983.84 feet along said East line to the Southeast corner of said half-quarter section; thence North 89 degrees 27 minutes 12 seconds West 1,317.72 feet along the South line of said section to the point of beginning and containing 15.156 acres, more or less.

TRACT 5:

TOGETHER with permanent extinguishment of all rights and easements of ingress and egress to, from, and across said limited access facility along the lines described as follows: The 153.72-foot, the 503.04-foot, the 118.94-foot, the 450.11-foot, the 250.80-foot, and the 132.40-foot courses described above in the description of the 15.156-acre parcel. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands and on all successors in title to the said 15.156-acre parcel described above.

Caption Real Estate is commonly known as: see attached, IN

NAMES OF GRANTEE(S) IN THE LAST RECORDED CONVEYANCE DOCUMENT (copy attached):

State of Indiana

REAL PROPERTY TAXES:

1. TAXES in the name of State of Indiana
County Parcel Number: 017-09-015-036 Taxing Unit: Tipton
State Map ID Number: 09-07-35-300-036.000-020

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(3.701 ACRES)
2. TAXES in the name of State of Indiana
County Parcel Number: 017-09-015-037 Taxing Unit: Tipton
State Map ID Number: 09-07-35-300-037.000-020

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(0.104 ACRES)
3. TAXES in the name of State of Indiana
County Parcel Number: 017-09-015-042 Taxing Unit: Tipton
State Map ID Number: 09-07-35-400-042.000-020

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(15.156 ACRES)
4. TAXES for the year 2012 due and payable 2013 are now a lien; amount not yet determined and not yet due and payable.
5. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of , Indiana.

UNRELEASED MORTGAGES, ASSUMPTIONS OR LAND CONTRACTS RECORDED DURING PERIOD OF SEARCH:

NONE FOUND UNSATISFIED

MISCELLANEOUS:

6. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
7. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
8. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
9. Acreage in the legal description of the subject real estate is solely for the purpose of identifying and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.
10. Rights of the public, the State of Indiana, the County of Cass and the Municipality in and to that portion of the insured premises taken or used for road purposes.
11. With regard to the easements described in the legal description:
 - a) Terms and provisions contained in the instrument creating said easement.
 - b) Rights of the adjoining owners to the concurrent use of said easement.

NOTE: Please notify Royal Title Services prior to closing, of any information you become aware of that is different than shown on this search (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ESTATES or DECEASED PARTIES, ETC.). We reserve the right to add additional items based upon the receipt of any new information.

NOTE: Vested titleholder took title by Warranty Deed from Ruby F. Nead and Richard L. Nead dated May 11, 1992, recorded September 15, 1992 as Book/Page 258/747-750 and/or Instrument Number 005123 in the Office of the Recorder of Cass County, Indiana. (3.701 and 0.104 ACRES)

NOTE: Vested titleholder took title by Warranty Deed from Herbert E. Grant and Dorothy Jane Grant dated January 19, 1993, recorded March 24, 1993 as Book/Page 260/11 and/or Instrument Number 001405 in the Office of the Recorder of Cass County, Indiana. (15.156 ACRES/ENCUMBERS ADDITIONAL REAL ESTATE)

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE CASS COUNTY COURTHOUSE, IN THE STATE OF INDIANA, EVIDENCING ONLY THE ABOVE STATED ITEMS FOUND RELATING TO THE CAPTION REAL ESTATE.

THIS REPORT IS FOR THE EXCLUSIVE USE OF THE REQUESTING PARTY. THE REQUESTING PARTY AGREES THAT THE PREPARER'S LIABILITY FOR ANY CLAIMS ARISING OUT OF OR RELATED TO THIS REPORT, INCLUDING ANY CLAIMS FOR NEGLIGENCE, SHALL BE FIXED AND LIMITED TO AN AMOUNT THAT SHALL IN NO EVENT EXCEED THE LESSER OF THE COST OF THIS REPORT OR THE ACTUAL DAMAGES INCURRED BY THE REQUESTING PARTY. NO ORAL REPRESENTATIONS BY ANY AGENT OR EMPLOYEE OF THE PREPARER SHALL BIND OR OBLIGATE THE PREPARER FOR ANY AMOUNT GREATER THAN THE ABOVE FIXED LIMITED LIABILITY.



Tom Hoereth, authorized signatory of Royal Title Services

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We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

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- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.