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*Prepared by:*

**Royal Title Services**  
365 East Thompson Road  
Indianapolis, IN 46227-1624  
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## **REPORT OF SEARCH**

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

**FILE NO.:** 12-1685

**PERIOD OF SEARCH:** 03/29/1962 at 8:00 am. to 03/29/2012 at 8:00 am

### **CAPTION REAL ESTATE:**

Parcel I:

Sixty-four (64) feet by parallel lines off the entire East end of Lot Numbered Sixteen (16) in Seidensticker and Naltner's Subdivision of a part of the Northeast Quarter of Section 13, Township 15 North, of Range 3 East, as said subdivision appears of record in Plat Book 4, page 69, in the Recorder's Office of Marion County, Indiana, also,

Sixty four (64) feet by parallel lines off the entire East end of Lot Numbered One (1) in Minter's Subdivision of Lots 17, 62 and part of 39, in Seidensticker and Naltner' s Subdivision of part of the Northeast Quarter, of Section 13, 'T'ownship 15 North, Range 3 East, in the City of Indianapolis, Marion County, Indiana, recorded in Plat Book 4, page 278, in the office of the Recorder of Marion County, Indiana.

Parcel II:

Lot Numbered 15 in Seidenstickers and Nalter's Subdivision, an addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 4, Page 69, in the Office of the Recorder of Marion County, Indiana.

Caption Real Estate is commonly known as: 512 East Minnesota Street a/k/a  
1617 South East Street, Indianapolis, IN 46203

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

State of Indiana, Department of Corrections, as to Parcel I, and State of Indiana, Department of Administration, for the use of the Department of Correction, as to Parcel II

### **REAL PROPERTY TAXES:**

1. TAXES in the name of State of Indiana, Dept of Correction  
County Parcel Number: 1093396 Taxing Unit: Center  
State Map ID Number: 49-11-13-168-010.000-101

Tax year 2011 due and payable 2012

Each Half: EXEMPT

First Half: EXEMPT

Second Half: EXEMPT

Assessed Land Valuation: \$0.00

Valuation Improvements: \$172,600.00

Exemption: \$0.00 (MINTERS SUB 64FT E END L 1 SEIDENSTICKERS & NALTERS ADD L 15 & 64FT E END L 16)

2. TAXES for the year 2012 due and payable 2013 are now a lien; amount not yet determined and not yet due and payable.
3. Possible future Storm water assessments, none now due and owing.
4. Possible future Solid Waste Assessments, none now due and owing.

NOTE: As of the effective date of this commitment, no delinquent sewer charges, other than any set out above, have been certified to the Marion County Auditor and filed in the Marion County Recorder's Office as a lien against the insured real estate pursuant to I.C. 36-9-23-33 et seq. No search has been made for current or delinquent sewer use charges with the Board of Public Works.

NOTE: As of the effective date of this commitment, no Marion County Health Department fees and/or fines, other than any set out above, have been certified to the Marion County Auditor and filed in the Marion County Recorder's Office as a lien against the insured real estate pursuant to I.C. 36-1-6-2 et seq. No search has been made for current or delinquent charges with the Marion County Health Department. **For any pending fees and/or fines, please contact the Marion County Health Department at telephone number (317) 221-2150 or fax number (317) 221-2167.**

5. Subject to possible sewer, weed, Department of Metropolitan Development (DMD) and/or Health and Hospital assessment(s). Contact the Marion County Treasurer (317.327.4444) and/or Code Enforcement (317.221.2163) for any such assessment(s).

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

6. None found unsatisfied.

**PENDING SUITS, UNRELEASED JUDGMENTS AND LIENS ENTERED OR RECORDED DURING PERIOD OF SEARCH:**

7. No judgment search was performed versus State of Indiana, Department of Corrections.

**MISCELLANEOUS:**

8. Restrictions, covenants, conditions, easements, assessments, leases, servitudes and building set back lines appearing in the public records and also per Plat Record 4 page 69, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3604(c) of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
9. Declaratory Resolution 73-VAC-6 as approved by the Plat Committee of the Metropolitan Development Commission, Division of Planning and Zoning recorded March 6, 1973 as Instrument Number 73-13160 in the Office of the Recorder of Marion County, Indiana vacating the following:

Beginning at a point on the north line of Minnesota Street as now established and the west line of the first alley east of East Street said point also being the southeast corner of Lot No. 1 in Minters' Subdivision to the City of Indianapolis as recorded in Plat Book 4, Page 278 in the Office of the Recorder of Marion County, Indiana; thence north upon and along the east line of Lots 1 and 16 of said subdivision 12' to a point, thence east 4' 3" to a point, thence north 20' 3", thence west 4' 3" to a point, thence south 20' 3" to the point of beginning. The air rights involved extend from the crown of alley to a point 46' 6" upward.

10. Declaratory Resolution 72-VAC-33 as approved by the Metropolitan Development Commission, Division of Planning and Zoning Plat Committee, dated November 30, 1972, recorded December 1, 1972 as Instrument Number 72-73267 in the Office of the Recorder of Marion County, Indiana vacating the following:

Beginning at a point on the north line of Minnesota Street as now established and the west line of the first alley east of East Street said point also being the southeast corner of Lot No.1 in Minters' Subdivision to the City of Indianapolis as recorded in Plat Book 4, Page 276 in the Office of the Recorder of Marion County, Indiana; thence north upon and along the east line of Lots 1 and 16 of said subdivision 22' 11" to a point; thence east 2' 6" to a point; thence north 24' 0" to a point, thence west 2' 6" to a point; thence south 24' 0" to the point of beginning. The air rights involved extend from a point 27' 3" above the crown of the alley to a point 19' 3" upward.

11. The Company does not insure any address shown herein.

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 Corporata Warranty Deed from The Suemma Coleman Agency, Inc. a not-for-profit corporation to State of Indiana, Department of Corrections, as to PARCEL I, dated March 1, 1978, recorded April 4, 1978 as Instrument Number 78-018554 in the Office of the Recorder of Marion County, Indiana.

AND

NOTE: Vested titleholder took title by Warranty Deed from Deborah A. Hostetler to State of Indiana, Department of Administration, for the use of the Department of Correction, as to PARCEL II, dated October 7, 1988, recorded November 7, 1988 as Instrument Number 880113440 in the Office of the Recorder of Marion County, Indiana.

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE MARION 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 THAT THE ABOVE FIXED LIMITED LIABILITY.



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Connie McGreevy, authorized signatory of Royal Title Services

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- 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.

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INVOICE

**Bill To:**  
Colliers International

**Invoice Date:** 5/1/2012  
**Invoice Number:** 115007581  
**File Number:** 12-1685  
**Reference Number:**

**Seller(s):**  
State of Indiana, Department of Corrections as  
to Parcel I  
State of Indiana, Department of Administration,  
for the use of the Department of Correction, as  
to Parcel II

**Buyer(s)/Borrower(s):**

**Property Address:** 512 East Minnesota Street a/k/a  
1617 South East Street  
Indianapolis, IN 46203

**Legal Description:** MINTERS SUB, Lot Pt 1, Marion County

Description	Amount	Qty	Total
50 Year Search, Exam, Copies	\$650.00	1	\$650.00
		<b>Grand Total</b>	<b>\$650.00</b>

**Please Remit To:**  
**Royal Title Services**  
Accounts Receivable  
365 East Thompson Road  
Indianapolis, IN 46227-1624  
Phone: 317.791.6000  
Fax: 317.791.6006

***Please return a copy of this invoice  
and/or reference the above file number with all payments***

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.