

THIS INFORMATION SEARCH IS NOT AN ABSTRACT OR OPINION OF TITLE, NOR IS IT A COMMITMENT TO INSURE TITLE. THIS SEARCH IS FURNISHED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES WHEN ACQUIRING OR CONVEYING AN INTEREST IN THE LAND. IT MAY NOT BE RELIED UPON AS A COMMITMENT TO INSURE TITLE TO THE LAND IDENTIFIED HEREIN. IF TITLE INSURANCE COVERAGE IS DESIRED, APPLICATION SHOULD BE MADE FOR A TITLE COMMITMENT IN A SPECIFIED AMOUNT AND IDENTIFYING THE PROPOSED INSURED.

*Prepared by:*

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## **REPORT OF SEARCH**

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

**FILE NO.:** 12-2038; REVISION # 1, July 23, 2012 *(See end of Report for Revision Notes)*

**PERIOD OF SEARCH:** 10/18/1961 at 8:00 am. to 06/26/2012 at 8:00 am

**CAPTION REAL ESTATE:**

A part of Lots 3 and 5 in Block 1 in Mid-Town Industrial Park, an Addition to the City of Evansville, the plat of which is recorded in Plat Book J, page 164, in the office of the Recorder of Vanderburgh County, Indiana; Also, a part of a vacated utility easement South of Lot 3 in said Block 1, and being that part of Parcel 2, Indiana Department of Transportation L.A. Code 4913 (Instrument Number 2007R00030843). that lies outside of the Limited Access Right-of-Way Lines and within the "EXCESS LAND" area depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows (the following bearings are based on the Location Control Route Survey recorded as Document #2006R00017100); Beginning at the Southeast corner of said Lot 5; thence North 89 degrees 08 minutes 17 seconds West 184.10 feet along the South line of said Lots 3 and 5 to a corner of the grantor's land; thence South 00 degrees 51 minutes 43 seconds West 10.00 feet along a line of the grantor's land to a corner of the grantor's land; thence North 89 degrees 08 minutes 17 seconds West 231.00 feet along the South line of the grantor's land to the Southwest corner of the grantor's land; thence North 04 degrees 19 minutes 38 seconds East 150.42 feet along the Western line of the grantor's land and along the Western line of said Lot 3 to a point on the line formed between the points designated as "209A" and "210A" on the attached Plat; thence along the line formed between the points designated as "209A" and "210A" on said Plat, North 72 degrees 50 minutes 13 seconds East 3.37 feet to the point designated as "210A" on said Plat; thence North 88 degrees 43 minutes 19 seconds East 375.37 feet to the point designated as "211A" on said Plat; thence South 32 degrees 43 minutes 28 seconds East 50.30 feet to the point designated as "212A" on said Plat, and the East line of said Lot 5; thence South 00 degrees 55 minutes 48 seconds West 113.31 feet along said East line to the point of beginning and containing 1.439 acres, more or less.

Caption Real Estate is commonly known as: 1100 West Lloyd Expressway, Evansville, IN 47708

**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: 11-630-29-111-002 Taxing Unit: Pigeon/City of Evansville  
State Map ID Number: 82-06-30-029-111.002-029

Tax year 2011 due and payable 2012  
Each Half: EXEMPT  
Assessed Land Valuation: \$219,200.00  
Valuation Improvements: \$0.00  
Exemption: \$219,200.00

2. TAXES in the name of State of Indiana  
County Parcel Number: 11-630-29-111-008 Taxing Unit: Pigeon/City of Evansville

State Map ID Number: 82-06-30-029-111.008-029

Tax year 2011 due and payable 2012  
Each Half: EXEMPT  
Assessed Land Valuation: \$150,800.00  
Valuation Improvements: \$0.00  
Exemption: \$150,800.00

3. TAXES for the year 2012 due and payable 2013 are now a lien; amount not yet determined and not yet due and payable.
4. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Evansville, Indiana.

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

**NONE FOUND UNSATISFIED**

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

**NO JUDGMENT SEARCH AGAINST STATE OF INDIANA**

**MISCELLANEOUS:**

5. Restrictions, covenants, conditions, easements, assessments, leases, servitudes and building set back lines appearing in the public records and also per Plat Record J, Page 164, 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.
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 Vanderburgh and the Municipality in and to that portion of the insured premises taken or used for road purposes.
11. The Company does not insure any address shown herein.
12. Redevelopment Agreement by and between the City of Evansville, Department of Redevelopment Evansville-Vanderburgh Levee Authority District, dated January 27, 1964, recorded March 19, 1964 in Miscellaneous Book 14 pages 119-125, Instrument Number 64-06588 in the Office of the Recorder of Vanderburgh County, Indiana.
13. Survey by Richard P.C. Hodges, RLS No. 20400026 dated August 1, 2011.
14. Subject to the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as S.R. 62 and Project NH-012-3(021)).
15. Declaratory Resolution No. 8-1970 recorded as Instrument Number 70-12764, in the office of the Recorder of Vanderburgh County, Indiana.
16. Modification of Restrictions recorded December 4, 1962 in MR 11-1529, 11-535 and 11-546.
17. Redevelopment Agreement recorded February 29, 1984 as 1-6799, in the office of the Recorder of Vanderburgh County, Indiana.
18. Terms and provisions of an easement in favor of Southern Indiana Gas and Electric Company recorded November 25, 1970 as Instrument Number 70-13522 in the Office of the Recorder of Vanderburgh County, Indiana.
19. Surveyor's Certificate recorded March 21, 1990 as 90-05469, in the office of the Recorder of Vanderburgh County, Indiana.

20. Declaration of Easements recorded March 21, 1990 as 90-05470 and 90-05477, in the office of the Recorder of Vanderburgh County, Indiana.
21. Covenants of Non-Disturbance recorded March 21, 1990 as 90-05476, in the office of the Recorder of Vanderburgh County, Indiana.
22. Agreement recorded August 6, 1990 as 90-15747, in the office of the Recorder of Vanderburgh County, Indiana.
23. Subject to the rights, title and interest of tenants in possession, if any.

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 Jerry L. Fruth and John F. Rogers dated March 15, 2006, recorded July 25, 2006 as Book/Page and/or Instrument Number 2006R00025783 in the Office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)

#### REVISION NOTES

Date	Revision Description
07/23/2012	REVISION 1 - REMOVE MORTGAGE

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE VANDERBURGH 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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Tom Hoereth, authorized signatory of Royal Title Services, Inc.

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**Royal Title Services, Inc.**  
**Privacy Policy Notice**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Royal Title Services, Inc.**

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.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- 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.