

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:

Royal Title Services, Inc.

365 East Thompson Road

Indianapolis, IN 46227

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.: 12-2037

PERIOD OF SEARCH: 02/16/1959 at 8:00 am. to 06/26/2012 at 8:00 am

CAPTION REAL ESTATE:

Lots 9, 10, 11, 12, 13, 20, 21, 22, 23, 24 and a part of Lots 8, 25, and 26, and a part of the vacated alley in Block 171; Also, Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, and a part of Lots 9, and 23, and a part of the vacated alley in Block 128; Also, Lots 12, 13, 14, 15, 16, 17, 18, and 19, and a part of Lots 11, 20, and 21, and a part of the vacated alley in Block 129, all in the Corrected Plat of a part of the City of Lamasco, now a part of the City of Evansville, the plat of which is recorded in Deed Record G, pages 286 and 287, and transcribed of record in Plat Book A, pages 156 and 157, and re-transcribed of record in Plat Book E, pages 34 and 35 in the office of the Recorder of Vanderburgh County, Indiana; Also, Lots 11, 12, and 13, and a part of Lots 9 and 10 in Block 130 in R. Atkinson's Subdivision of Blocks 130 and 134 in the City of Lamasco, now a part of the City of Evansville, the plat of which is recorded in Plat Book B, page 28, in the office of the Recorder of Vanderburgh County, Indiana; Also, a part of Vacated 6th Avenue, a part of Vacated Pearl Street and a part of Vacated 5th Avenue, and being that part of the grantor's land lying within the Excess Land Area depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the Southwest corner of Lot 20 in said Block 171; thence North 0 degrees 57 minutes 04 seconds East 161.60 feet along the West line of Lots 20, 21, 22, 23, 24, 25, and 26 to the line formed between points "200A" and "201A" on said Plat; thence along the line formed between points "200A" and "201A" on said Plat, South 81 degrees 29 minutes 25 seconds East 51.24 feet to a point "201A" on said Plat; thence South 75 degrees 00 minutes 41 seconds East 565.83 feet to point "202A" on said Plat; thence South 86 degrees 09 minutes 57 seconds East 51.83 feet to point "203A" on said Plat; thence along the line formed between points "203A" and "205A" on said Plat, North 84 degrees 55 minutes 05 seconds East 172.72 feet to a line of the Evansville-Vanderburgh Levee Authority District; thence South 78 degrees 59 minutes 51 seconds East 6.97 feet along a line of said Evansville-Vanderburgh Levee Authority District to a corner of the grantor's land; thence South 1 degree 45 minutes 09 seconds West 19.50 feet along the West line of said Evansville-Vanderburgh Levee Authority District to a corner of the grantor's land; thence South 75 degrees 19 minutes 51 seconds East 22.20 feet along a line of said Evansville-Vanderburgh Levee Authority District to the East line of Lot 10 in said Block 130; thence South 0 degrees 56 minutes 09 seconds West 94.13 feet along the East line of said Lots 10, 11, 12, and 13 in said Block 130 to the Southeast corner of Lot 13 in said Block 130; thence North 89 degrees 07 minutes 10 seconds West 691.43 feet along the South line of said Block 130 and along the prolonged South line of said Block 130 in said R. Atkinson's Subdivision of Blocks 130 and 134 in the City of Lamasco, now a part of the City of Evansville and along the South line of said Block 129 and along the prolonged South line of said Block 129 and along the South line of said Block 128 and along the prolonged South line of said Block 128, all in said Corrected Plat of a part of the City of Lamasco, now a part of the City of Evansville, to the Southeast corner of Lot 16 in said Block 171 in said Corrected Plat of a part of the City of Lamasco, now a part of the City of Evansville; thence North 0 degrees 57 minutes 01 second East 88.00 feet along the East line of Lots 14, 15 and 16 in said Block 171 to the Northeast corner of said Lot 14; thence North 89 degrees 07 minutes 10 seconds West 160.00 feet along the North line of said Lot 14 and along the prolonged North line of said Lot 14 and along the North line of Lot 19, all in said Block 171 to the point of beginning and containing 2.782 acres, more or less.

Caption Real Estate is commonly known as: See attached Legal, IN

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

State of Indiana

REAL PROPERTY TAXES:

PER VANDERBURGH COUNTY ASSESSOR'S OFFICE: THIS PROPERTY HAS NO TAX CODE.

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:

1. Restrictions, covenants, conditions, easements, assessments, leases, servitudes and building set back lines appearing in the public records and also per Plat Record DR G/286-287, A/156-157, E/34-35, B/28, 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.
2. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
3. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
4. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
5. 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.
6. 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.
7. The Company does not insure any address shown herein.
8. 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)).
9. Subject to the rights, title and interest of tenants in possession, if any.
10. Vacation of alley's recorded in MR 3/9, 1/366, 1/453 and 4/109 in the office of the Recorder of Vanderburgh County, Indiana.
11. Vacation of Short Street recorded in 2/74 in the office of the Recorder of Vanderburgh County, Indiana.
12. Vacation of Pearl Street recorded in 1/257-258 in the office of the Recorder of Vanderburgh County, Indiana.
13. Matters as disclosed in a survey by Richard P.C. Hodges, RLS No. 20400026 dated October 7, 2011.
14. Terms and provisions of an easement in favor of Southern Indiana Gas and Electric Company dated October 26, 1955 and recorded November 21, 1955 in 379/185-186 in the Office of the Recorder of Vanderburgh County, Indiana.
15. Terms and provisions of an easement in favor of Evansville-Vanderburgh Levee Authority District recorded May 19, 1964 in 464/239 in the Office of the Recorder of Vanderburgh County, Indiana.
16. Agreement between Illinois Central Railroad Company and Evansville - Vanderburgh Levee Authority District recorded June 1, 1964 in 464/542 in the Office of the Recorder of Vanderburgh County, Indiana.

17. Ordinance to vacate certain public ways recorded January 14, 1986 as 86-00834, 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 dated November 25, 1985 and recorded February 7, 1986 as Instrument Number 86-02406 in the Office of the Recorder of Vanderburgh County, Indiana.
19. Terms and provisions of an easement in favor of Southern Indiana Gas and Electric Company dated November 25, 1985 and recorded February 7, 1986 as Instrument Number 86-02407 in the Office of the Recorder of Vanderburgh County, Indiana.
20. Terms and provisions of an easement in favor of Southern Indiana Gas and Electric Company dated June 26, 1992 and recorded July 23, 1992 as Instrument Number 92-20856 in the Office of the Recorder of Vanderburgh County, Indiana.

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 Brake Supply Company, Inc. dated August 10, 2006, recorded January 2, 2007 as Instrument Number 2007R00000095 in the Office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)

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.



Tom Hoereth, authorized signatory of Royal Title Services, Inc.

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.