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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.: 12-2034

PERIOD OF SEARCH: 06/18/1962 at 8:00 am. to 06/18/2012 at 8:00 am

CAPTION REAL ESTATE:

A part of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 112 in the Corrected Plat of a part of the City of Lamasco, now a part of the City of Evansville, as per plat thereof, recorded in Deed Record G, pages 286 and 287 and transcribed of record in Plat Book A, pages 156 and 157 and retranscribed of record in Plat Book E, pages 34 and 35 in the office of the Recorder of Vanderburgh County, Indiana, and part of a strip of ground 45 feet in width and an adjacent 10 foot wide alley that were part of Canal Street and which now comprise the North 55 feet of Lots 1 through 9, inclusive, of Block 112, a strip of vacated Pennsylvania Street, 14 feet in width, lying South of and adjacent to Lots 1 through 9 of said Block 112; and part of a strip of vacated Indiana Street, 20 feet in width, lying North of and adjacent to Lots 1 through 9 of said Block 112; and part of a strip of vacated Fifth Avenue 40 feet in width and 189 feet in length, lying West of and adjacent to the West line of Lot 9 of said Block 112; West and adjacent to the 20 foot wide vacation of Indiana described above; and West and adjacent to the 14 foot wide vacation of Pennsylvania described above, and being that part of the grantor's land lying outside of the right of way lines depicted on the attached Right-of-Way Parcel plat marked Exhibit "B" described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section Nineteen (19), Township Six (6) South, Range Ten (10) West, designated as point 11549 on said parcel plat; thence along the South line of said quarter section, South 89 degrees 13 minutes 42 seconds East 243.89 feet to the extended West line of Fulton Avenue; thence along the said extended West line, North 00 degrees 52 minutes 58 seconds East 114.71 feet to a point 14.00 feet South of the Southeast corner of Lot 1 in said Block 112 of Lamasco, designated as point 901 on said parcel plat; thence parallel and 14.00 South of the South line of Lots 1 thru 9 of said Block 112, North 89 degrees 10 minutes 15 seconds West 264.01 feet to a point in the extended center line of North Fifth Street, designated as point 900 on said parcel plat; thence along the said centerline, North 00 degrees 53 minutes 13 seconds East 7.43 feet to the Limited Access Right of Way Line of the Lloyd Expressway (State Road 62) as shown on Indiana State Project No. NH-012-3(021), designated as point "E" on said parcel plat and being the point of beginning of this description; thence continuing along the said centerline; North 00 degrees 53 minutes 13 seconds East 181.57 feet to a point designated as point "F" on said parcel plat, said point being on the extended North line of the 20 feet vacated off of the South end of Indiana Street; thence along the said extended North line, South 89 degrees 10 minutes 15 seconds East 243.45 feet to the Limited Access Right of Way Line of the Lloyd Expressway (State Road 62) as shown on Indiana State Project No. NH-012-3(021), designated as point "B" on said parcel plat; thence along the said Limited Access Right of Way Line, South 00 degrees 52 minutes 30 seconds West 90.69 feet to a point designated as point "C" on said parcel plat at Station 455+10.00, 225.00 feet left of line "PR-A" as shown on the plans for said Project NH-012-3(021); thence continuing along the said limited access right of way line, South 31 degrees 09 minutes 46 seconds West 69.19 feet to a point designated as point "D" on said parcel plat at Station 454+75.00, 165.00 feet left of line "PR-A" as shown on the plans for said Project NH-012-3(021); thence continuing along the said Limited Access Right of Way line, South 82 degrees 19 minutes 50 seconds West 210.94 feet to the place of beginning, containing 38,827 square feet or 0.89 acres, more or less.

Caption Real Estate is commonly known as: 2 North Fulton Avenue, Evansville, IN 47710

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: 11-600-29-054-011 Taxing Unit: Pigeon/City of Evansville
State Map ID Number: 82-06-19-029-054.011-029

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00
(ENCUMBERS ADDITIONAL REAL ESTATE)
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 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:

4. MORTGAGE for \$2,585,000.00 (OPEN-END/MAX AMOUNT)
From: Evansville Brewing Company, Inc.
To: National Canada Finance Corp.
Dated: May 31, 1991; Recorded: June 4, 1991
As Book/Page 7/3072 and/or Instrument Number 91-12397
In the Office of the Recorder of Vanderburgh County, Indiana.
(ENCUMBERS ADDITIONAL REAL ESTATE)

First Mortgage amendment dated June 1, 1992. (FIRST AMENDMENT NOT RECORDED)

Second Mortgage amendment recorded January 19, 1995 as Instrument Number 95-01224 in the Office of the Recorder of Vanderburgh County, Indiana.

Third Mortgage amendment recorded July 18, 1995 as Instrument Number 95-15474 in the Office of the Recorder of Vanderburgh County, Indiana.

Fourth Mortgage amendment recorded February 25, 1997 as Instrument Number 97-04377 in the Office of the Recorder of Vanderburgh County, Indiana.

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 G, Pages 286-287, Plat Book A, Pages 156-157 and Plat Book E, Pages 34-35, 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. The Company does not insure any address shown herein.
7. Vacation of Indiana Street recorded June 2, 1926 in record 2-98, in the office of the Recorder of Vanderburgh County, Indiana.
8. Vacation of Fifth Avenue recorded June 18, 1965 in record 4-167, in the office of the Recorder of Vanderburgh County, Indiana.
9. Terms and provisions of an easement in favor of City of Evansville dated June 15, 1965 and recorded June 22, 1965 as Instrument Number 65-08874 in the Office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)

10. Terms and provisions of an easement in favor of Louisville & Nashville Railroad Company dated June 15, 1965 and recorded August 16, 1965 as Instrument Number 65-12388 in the Office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)
11. Ordinance to Rezone Certain Real Estate recorded November 24, 1998 in MR 5/7625, in the office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)
12. Easement Agreement between Old Evansville Brewery Development, LLC and Sigecom, LLC, recorded February 24, 1999 as Instrument Number 1999R00006108, in the office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)
13. Ordinance to Vacate Certain Platted Alley recorded January 10, 2003 as Instrument Number 2003R00001558, in the office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)
14. Waiver and Covenant recorded January 10, 2003 as Instrument Number 2003R00001559, in the office of the Recorder of Vanderburgh County, Indiana. (ENCUMBERS ADDITIONAL REAL ESTATE)
15. Premanent extinguishment of all rights and easements or ingress and egress to and from part of the premises and the limited access facility known as S.R. 62, Lloyd Expressway, Fulton Avenue.
16. This report does not insure legal right of access to and from the insured premises. The Company requires satisfactory evidence of a right of access. The Company may then make additional requirements or exceptions.

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 John F. Rogers II recorded January 24, 2003 as Instrument Number 2003R00004034 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.