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Prepared by:

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REPORT OF SEARCH

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

FILE NO.: 12-2036

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

CAPTION REAL ESTATE:

A part of Lot 1 in Block 3 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 and being that part of Parcel 4, Indiana Department of Transportation L.A. Code 4913 (Document 2006R00039828), 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 Southwest corner of said Lot 1; thence North 00 degrees 52 minutes 44 seconds East, a distance of 67.66 feet along the West line of said Lot 1 to a point on the line formed between the points designated as "323" and "39" on the attached Plat; thence along the line formed between the points designated as "323" and "39" on the attached Plat, South 88 degrees 28 minutes 57 seconds East, a distance of 106.36 feet to the East line of the land described in Document 2006R00039828; thence along said East line, South 00 degrees 52 minutes 45 seconds West, a distance of 66.21 feet to the South line of said Lot 1 and the Southeast corner of the land described in Document 2006R00039828; thence along the South line of said Lot 1, North 89 degrees 15 minutes 51 seconds West, a distance of 106.35 feet to the POINT OF BEGINNING; said described tract containing 0.163 acres, more or less.

Caption Real Estate is commonly known as: 425 South Third Avenue, 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: 11-630-29-112-004 Taxing Unit: Pigeon/City of Evansville
State Map ID Number: 82-06-30-029-112.004-029

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$89,000.00
Valuation Improvements: \$0.00
Exemption: \$89,000.00
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:

NONE FOUND UNSATISFIED

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

NO JUDGMENT SEARCH AGAINST STATE OF INDIANA

MISCELLANEOUS:

4. 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.
5. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
6. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible.
7. Leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records and/or unrecorded yet visible.
8. 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.
9. 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.
10. The Company does not insure any address shown herein.
11. Survey by Richard P.C. Hodges, RLS No. 20400026 dated August 12, 2011.
12. 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)).
13. Revised Redevelopment Plan (Urban Renewal Plan), Project UR IND 3-1, dated July 17, 1961, recorded October 19, 1961 in Miscellaneous Record 10 page 43 in the Office of the Recorder of Vanderburgh County, Indiana.
14. Modification of Restrictions recorded December 4, 1962 in MR 11-1529, 11-535 and 11-546.
15. Levee Authority recorded March 9, 1964 in MR 14-119.
16. Redevelopment Agreement recorded April 16, 1964 as 64-10429, in the office of the Recorder of Vanderburgh County, Indiana.
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 Indiana Bell Telephone Company, Inc. dated February 22, 1984 and recorded March 23, 1984 as Instrument Number 84-05273 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 July 31, 1964 and recorded October 7, 1991 as Instrument Number 91-23344 in the Office of the Recorder of Vanderburgh County, Indiana.
20. 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 Tri-State, Module, Inc. dated June 5, 2006, recorded November 27, 2006 as Instrument Number 2006R00039828 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.
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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.

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.

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