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Prepared by:

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REPORT OF SEARCH

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

FILE NO.: 13-1067

PERIOD OF SEARCH: 01/11/1963 at 8:00 am. to 01/11/2013 at 8:00 am

CAPTION REAL ESTATE:

Tract One - (Parcel 2):

Part of Lots Numbered One and Two in Block Number One of Hiram Hadley's Addition to the Town of Monrovia, per plat thereof, recorded in Deed Record "R", page 542, Morgan County, Indiana, described as follows:

Commencing at the Southwest corner of the Northeast Quarter of Section 12, Township 13 North, Range 1 West; thence North 02 degrees 04 minutes 23 seconds West 165.81 feet along the West line of said Quarter Quarter Section to the Northwest corner of the real estate described in Instrument Number 200400997, public records of Morgan County, Indiana; thence North 88 degrees 10 minutes 58 seconds East 39.14 feet along the North line of the real estate described in said Instrument number 200400997 to the Beginning Point of the description; thence North 88 degrees 10 minutes 58 seconds East 40.42 feet along said North line to the Northeast corner of the real estate described in Instrument Number 200400997; thence South 01 degrees 04 minutes 33 seconds East 135.82 feet to the Southeast corner of the real estate described in Instrument Number 200400997; thence South 88 degrees 10 minutes 58 seconds West 43 feet along the North R/W line of State Road 42, also being the South line of the real estate described in Instrument Number 200400997; thence North 43 degrees 45 minutes 37 seconds West 44.34 feet along the Easterly R/W of State Road 39 per Indiana Department of Transportation Project 4555005; thence North 02 degrees 31 minutes 53 seconds West 103.12 feet along said R/W line to the Point of Beginning and containing 0.110 acres, more or less.

Tract Two - (Parcel 4):

Part of Lots Numbered One and Four, together with a portion of a vacated alley, all in Block Number One of Hiram Hadley's Addition to the Town of Monrovia, per plat thereof, recorded in Deed Record "R", page 542, Morgan County, Indiana, described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 12, Township 13 North, Range 1 West; thence North 02 degrees 04 minutes 23 seconds West 357.65 feet along the West line of said Quarter Quarter Section; thence North 88 degrees 43 minutes 30 seconds East 31.04 feet to the point identified as being at Station "+PL(107.854)" and at Offset "R/W(11.000m)" on the Final R/W plans for Indiana Department of Transportation Project 4555005, also being the Beginning Point of the description; thence North 88 degrees 43 minutes 30 seconds 31.46 feet to the East line of aforesaid Lot Number One; thence South 02 degrees 04 minutes 23 seconds East 191.28 feet along said East line to the North line of the real estate described in Instrument Number 20040097, public records of Morgan County, Indiana; thence South 88 degrees 10 minutes 58 seconds West 23.36 feet along said North line to the East R/W line of State Road 39 per Indiana Department of Transportation Project 4555005; thence North 02 degrees 31 minutes 53 seconds West 60.92 feet along said R/W line; thence North 11 degrees 59 minutes 38 seconds West 39.91 feet along said R/W line; thence North 02 degrees 31 minutes 53 seconds West 91.38 feet along said R/W line to the point of Beginning and containing 0.123 acres, more or less.

Caption Real Estate is commonly known as: 10 East Main Street, Monrovia, IN 46157

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: 062-04-12-180-010-00 Taxing Unit: Monrovia Corporation
State Map ID Number: 55-04-12-180-010.000-022

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$2,100.00
Valuation Improvements: \$0.00
Exemption: \$2,100.00 (Tract One)
2. TAXES in the name of State of Indiana
County Parcel Number: 062-04-12-180-008-00 Taxing Unit: Monrovia Corporation
State Map ID Number: 55-04-12-180-008.000-022

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$1,800.00
Valuation Improvements: \$0.00
Exemption: \$1,800.00 (Tract Two)
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 Monrovia, Indiana. NOTE: You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. (APPLIES TO OWNER'S POLICY ONLY)

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 Hiram Hadley's Addition to the Town of Monrovia, per plat thereof, recorded in Deed Record "R", page 542, Morgan County, Indiana, 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 Morgan 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. Easement in favor of Morgan County REMC, dated October 3, 1985 and recorded October 25, 1985 in Deed Record 301, page 469 in the Office of the Recorder of Morgan County, Indiana.
13. Easement in favor of Morgan County REMC, dated November 27, 1987 and recorded March 1, 1985 in Deed Record 316, page 479 in the Office of the Recorder of Morgan County, Indiana.
14. Ordinance from the Town of Monrovia, dated August 21, 1995 and recorded March 6, 1996 in Miscellaneous Record 138, page 190 as Instrument Number 9602838 in the Office of the Recorder of Morgan County, Indiana.

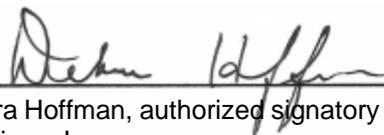
NOTE: Please notify Royal Title Services prior to closing, of any information you become aware of that is different than shown on this search (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ESTATES or DECEASED PARTIES, ETC.). We reserve the right to add additional items based upon the receipt of any new information.

NOTE: Vested titleholder took title by Warranty Deed from Karen Ann Meinjohans dated October 24, 2003 and recorded January 22, 2004 as Instrument Number 200400997 in the Office of the Recorder of Morgan County, Indiana. (Tract One - Contains Additional Real Estate)

NOTE: Vested titleholder took title by Warranty Deed from Bible Investments, LLC, dated November 25, 2008 and recorded December 8, 2008 as Instrument Number 200812503 in the Office of the Recorder of Morgan County, Indiana. (Tract Two - Contains Additional Real Estate)

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE MORGAN 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 THAN THE ABOVE FIXED LIMITED LIABILITY.



Debra Hoffman, 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.