

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.

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REPORT OF SEARCH

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

FILE NO.: 13-1442

PERIOD OF SEARCH: 03/11/1963 at 8:00 am. to 03/11/2013 at 8:00 am

CAPTION REAL ESTATE:

Lots 10 and 29 in Parkwood Terrace, First Section, a subdivision of part of the Southwest Quarter of Section 29, Township 16 North, Range 5 East, in Marion County, Indiana, as per plat thereof, recorded in Plat Book 31, page 353 in the Office of the Recorder of Marion County, Indiana.

Caption Real Estate is commonly known as: Indianapolis, IN

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: 7025481 Taxing Unit: Warren
State Map ID Number: 49-08-29-120-062.000-700

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00 (Lot 10, 1st Section Parkwood Terrace)
2. TAXES in the name of State of Indiana
County Parcel Number: 7025500 Taxing Unit: Warren
State Map ID Number: 49-08-29-120-061.000-700

Tax year 2011 due and payable 2012
Each Half: EXEMPT
Assessed Land Valuation: \$0.00
Valuation Improvements: \$0.00
Exemption: \$0.00 (Lot 29, 1st Section Parkwood Terrace)
3. TAXES for the year 2012 due and payable 2013 and for the year 2013 due and payable 2014 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 Indianapolis, Indiana.

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

5. **NONE FOUND UNSATISFIED.**

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

6. No judgment search was performed on the State of Indiana.

7. Subject to a judgment search versus proposed buyers.

MISCELLANEOUS:

8. Restrictions, covenants, conditions, easements, assessments, leases, servitudes and building set back lines appearing in the public records and also per Parkwood Terrace, First Section, a subdivision of part of the Southwest Quarter of Section 29, Township 16 North, Range 5 East, in Marion County, Indiana, as per plat thereof, recorded in Plat Book 31, page 353 in the Office of the Recorder of Marion 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.
9. The Company does not insure any address shown herein.
10. Terms and provisions of the permanent extinguishment of all rights and easements of ingress and egress to, from and across the premises as set out in Warranty Deed from Christa C. O'sha and Betty L. O'sha dated June 6, 1996, recorded September 4, 1996 as Instrument Number 96-0121552 in the Office of the Recorder of Monroe County, Indiana, and Warranty Deed from Mike Armstrong and NGA Armstrong, dated April 25, 1996, recorded November 20, 1996 as Instrument Number 96-0162844 in the Office of the Recorder of Monroe County, Indiana.
11. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any.
12. 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.
13. Rights of the public, the State of Indiana, the County of Monroe and the Municipality in and to that portion of the insured premises taken or used for road purposes.

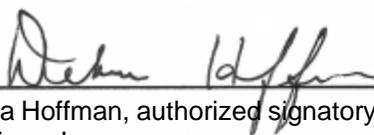
NOTE: Please notify Royal Title Services prior to closing, of any information you become aware of that is different than shown on this search (i.e. BANKRUPTCY, DISSOLUTION FILED IN ANOTHER COUNTY, ESTATES or DECEASED PARTIES, ETC.). We reserve the right to add additional items based upon the receipt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

NOTE: Vested titleholder took title by Warranty Deed from Christa C. O'sha and Betty L. O'sha dated June 6, 1996, recorded September 4, 1996 as Instrument Number 96-0121552 in the Office of the Recorder of Monroe County, Indiana. (Lot 10)

NOTE: Vested titleholder took title by Warranty Deed from Mike Armstrong and NGA Armstrong, dated April 25, 1996, recorded November 20, 1996 as Instrument Number 96-0162844 in the Office of the Recorder of Monroe County, Indiana. (Lot 29)

THIS REPORT INCLUDES INFORMATION FOUND IN THE PUBLIC RECORDS OF THE MONROE 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.
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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.

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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.