

Chicago Title Insurance Company

Commitment No. 7507-HUBER

A corporation of Missouri, herein called the company

Chicago Title Insurance Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefore; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

Schrader Real Estate & Auction Co., Inc.
P.O. Box 508, 950 North Liberty Drive
Columbia City, Indiana 46725
(800) 451-2709

JAY-PORTLAND ABSTRACT COMPANY, INC
129 West Main Street
P.O. Box 1237
Portland, IN 47371
(260) 726-6466

Schedule A

Commitment No.: 7507-HUBER
Effective Date: February 25, 2011
at 8:00 A.M.

POLICY OR POLICIES TO BE ISSUED:	
ALTA Loan Policy (06-17-06)	ALTA Owners Policy (06-17-06)
\$0.00	\$1,000.00

Proposed Insured --- LOAN:
TO BE DETERMINED

Proposed Insured --- OWNERS:
TO BE DETERMINED

The estate or interest in the land described or referred to in the Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

TRACTS 1, 2, 3, 4 & 5: Robert L. Huber and Judith Ann Huber, as equal tenants in common
TRACT 6: The Huber Family Charitable Trust

The land referred to in this Commitment is described as follows:

Real estate located in Greene Township, Jay County, Indiana and described as follows, to-wit :

TRACT 1:

A tract of land located in the Northwest Quarter of Section 16, Township 23 North, Range 13 East, in Jay County, the State of Indiana, more fully described as follows:

Beginning at the southwest corner of said Northwest Quarter marked by a brass pin found this survey; thence N 89 degrees 58'20"E (assumed), along the south line of said Northwest Quarter for 2622.81 feet to the southeast corner of said Northwest Quarter marked by a railroad spike found this survey; thence N 00 degree 27'05"E, along the east line of said Northwest Quarter for 2641.40 feet to the northeast corner of said Northwest Quarter marked by an iron pin found this survey; thence S 89 degrees 55'37"W, along the north line of said Northwest Quarter for 1308.27 feet to the northwest corner of the East Half of said Northwest Quarter marked by a rebar set this survey; thence S 00 degree 31'11"W along the west line of the East Half of said Northwest Quarter for 1320.20 feet to the Northeast corner of the Southwest Quarter of said Northwest Quarter marked by a rebar set this survey; thence S 89 degrees 56'59"W along the north line of the Southwest Quarter of said

Chicago Title Insurance Company

Commitment No. 7507-HUBER

Northwest Quarter for 1309.84 feet to the Northwest corner of the Southwest Quarter of said Northwest Quarter marked by a rebar set this survey; thence S 00 degree 35'17"W along the west line of said Northwest Quarter for 1319.70 feet to the point of beginning, said tract containing 119.12 acres, more or less.

EXCEPT: All of the following described real estate located within Tract 1:

A part of the Northwest Quarter and Southwest Quarter of Section 16, Township 23 North, Range 13 East, Jay County, Indiana, and being that part of the grantors' land lying within 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 said northwest quarter section designated as point "578" on said plat; thence North 88 degrees 26 minutes 35 seconds East 203.643 meters (668.12 feet) along the south line of said northwest quarter section to the southeast corner of a tract of land described in Deed Record 164, page 339 (Office of the Recorder of Jay County) and the point of beginning of this description; thence North 1 degree 33 minutes 25 seconds West 5.289 meters (17.35) feet) along the east line of said tract to the northern boundary of S.R. 26 per said Deed Record; thence North 81 degrees 22 minutes 11 seconds West 46.455 meters (152.41 feet) along said boundary; thence North 87 degrees 45 minutes 34 seconds West 28.481 meters (93.44 feet) along said north boundary to the point designated as "8930" on said plat; thence North 82 degrees 19 minutes 50 seconds East 60.341 meters (197.97 feet) to the point designated as "8926" on said plat; thence South 89 degrees 39 minutes 55 seconds East 60.033 meters (196.96 feet) to the point designated as "8927" on said plat; thence North 88 degrees 25 minutes 33 seconds East 440.000 meters (1,443.57 feet) to the point designated as "8928" on said plat; thence North 85 degrees 33 minutes 49 seconds East 60.075 meters (197.10 feet) to the point designated as "8929" on said plat; thence North 88 degrees 25 minutes 34 seconds East 28.157 meters (92.38 feet) to the point designated as "8931" on said plat; thence North 1 degree 04 minutes 52 seconds West 27.188 meters (89.20 feet) to the point designated as "8933" on said plat; thence North 37 degrees 24 minutes 38 seconds East 25.553 meters (83.83 feet) to the point designated as "8935" on said plat; thence North 88 degrees 55 minutes 08 seconds East 6.096 meters (20.00 feet) to the east line of said northwest quarter section; thence South 1 degree 04 minutes 52 seconds East 70.000 meters (229.66 feet) along said east line to the southeast corner of said northwest quarter section; thence South 88 degrees 26 minutes 35 seconds West 53.340 meters (175.00 feet) along the north line of said southwest quarter section to the northwest corner of a tract of land described in Instrument No. 0302520; thence South 0 degrees 53 minutes 54 seconds East 18.017 meters (59.11 feet) along the west line of said tract; thence South 88 degrees 25 minutes 31 seconds West 6.407 meters (21.02 feet) to the point designated as "5711" on said plat; thence South 88 degrees 25 minutes 34 seconds West 339.987 meters (1,115.44 feet) to west line of the East Half of said southwest quarter section; thence North 0 degrees 54 minutes 00 seconds West 18.120 meters (59.45 feet) along said west line to said north line; thence South 88 degrees 26 minutes 35 seconds West 196.090 meters (643.34 feet) along said north line to the point of beginning and containing 1.9857 hectares (4.907 acres), more or less, inclusive of the presently existing right of way which contains 0.2845 hectares (0.703 acres), more or less, for a net additional taking of 1.7012 hectares (4.204 acres), more or less.

That part of said exception located within Tract 1 is estimated to contain 3.357 acres, more or less. Containing in Tract 1 after said exception, 115.763 acres, more or less.

TRACT 2:

A tract of land located in the Southwest Quarter of Section 16, Township 23 North, Range 13 East, in Jay County, the State of Indiana, more fully described as follows:

Commencing at the northwest corner of said Southwest Quarter marked by a brass pin found this survey; thence N 89 degrees 58'20"E (assumed) along the north line of said Southwest Quarter for 1311.41 feet to the northwest corner of the East Half of said Southwest Quarter marked by a railroad spike set this survey; thence continuing N 89 degrees 58'20"E along the north line of said Southwest Quarter for 1136.41 feet to a railroad spike set this survey, thence S 00 degree 37'44"W parallel to the east line of said Southwest Quarter for 151.50 feet to a rebar set this survey, thence N 89 degrees 58'20"E parallel to the north line of said Southwest Quarter for 175.00 feet to a point on the east line

Chicago Title Insurance Company

Commitment No. 7507-HUBER

of said Southwest Quarter that is S 00 degree 37'44"W a distance of 151.50 feet from the northeast corner of said Southwest Quarter; thence S 00 degree 37'44" W along the east line of said Southwest Quarter for 2485.50 feet to the southeast corner of said Southwest Quarter marked by an iron pipe found this survey; thence S 89 degrees 55'56"W, along the south line of said Southwest Quarter for 1311.37 feet to the southwest corner of the East Half of said Southwest Quarter rebar set; thence N 00 degree 37'40"E along the west line of the East Half of said Southwest Quarter for 2637.92 feet to the point of beginning, said tract containing 78.79 acres, more or less.

EXCEPT: All of the following described real estate located within Tract 2:

A part of the Northwest Quarter and Southwest Quarter of Section 16, Township 23 North, Range 13 East, Jay County, Indiana, and being that part of the grantors' land lying within 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 said northwest quarter section designated as point "578" on said plat; thence North 88 degrees 26 minutes 35 seconds East 203.643 meters (668.12 feet) along the south line of said northwest quarter section to the southeast corner of a tract of land described in Deed Record 164, page 339 (Office of the Recorder of Jay County) and the point of beginning of this description; thence North 1 degree 33 minutes 25 seconds West 5.289 meters (17.35 feet) along the east line of said tract to the northern boundary of S.R. 26 per said Deed Record; thence North 81 degrees 22 minutes 11 seconds West 46.455 meters (152.41 feet) along said boundary; thence North 87 degrees 45 minutes 34 seconds West 28.481 meters (93.44 feet) along said north boundary to the point designated as "8930" on said plat; thence North 82 degrees 19 minutes 50 seconds East 60.341 meters (197.97 feet) to the point designated as "8926" on said plat; thence South 89 degrees 39 minutes 55 seconds East 60.033 meters (196.96 feet) to the point designated as "8927" on said plat; thence North 88 degrees 25 minutes 33 seconds East 440.000 meters (1,443.57 feet) to the point designated as "8928" on said plat; thence North 85 degrees 33 minutes 49 seconds East 60.075 meters (197.10 feet) to the point designated as "8929" on said plat; thence North 88 degrees 25 minutes 34 seconds East 28.157 meters (92.38 feet) to the point designated as "8931" on said plat; thence North 1 degree 04 minutes 52 seconds West 27.188 meters (89.20 feet) to the point designated as "8933" on said plat; thence North 37 degrees 24 minutes 38 seconds East 25.553 meters (83.83 feet) to the point designated as "8935" on said plat; thence North 88 degrees 55 minutes 08 seconds East 6.096 meters (20.00 feet) to the east line of said northwest quarter section; thence South 1 degree 04 minutes 52 seconds East 70.000 meters (229.66 feet) along said east line to the southeast corner of said northwest quarter section; thence South 88 degrees 26 minutes 35 seconds West 53.340 meters (175.00 feet) along the north line of said southwest quarter section to the northwest corner of a tract of land described in Instrument No. 0302520; thence South 0 degrees 53 minutes 54 seconds East 18.017 meters (59.11 feet) along the west line of said tract; thence South 88 degrees 25 minutes 31 seconds West 6.407 meters (21.02 feet) to the point designated as "5711" on said plat; thence South 88 degrees 25 minutes 34 seconds West 339.987 meters (1,115.44 feet) to west line of the East Half of said southwest quarter section; thence North 0 degrees 54 minutes 00 seconds West 18.120 meters (59.45 feet) along said west line to said north line; thence South 88 degrees 26 minutes 35 seconds West 196.090 meters (643.34 feet) along said north line to the point of beginning and containing 1.9857 hectares (4.907 acres), more or less, inclusive of the presently existing right of way which contains 0.2845 hectares (0.703 acres), more or less, for a net additional taking of 1.7012 hectares (4.204 acres), more or less.

That part of said exception located within Tract 2 is estimated to contain 1.55 acres, more or less. Containing in Tract 2 after said exception, 77.24 acres, more or less.

TRACT 3:

A tract of land located in the Southeast Quarter of Section 16, Township 23 North, Range 13 East, in Jay County, the State of Indiana, more fully described as follows:

Beginning at the southwest corner of said Southeast Quarter marked by an iron pipe found this survey; thence S 89 degrees 58'44"E (assumed) along the south line of said Southeast Quarter for 1311.85 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter marked by a rebar set this survey; thence N 00 degree 30'20"E along the east line of the Southwest Quarter of

Chicago Title Insurance Company

Commitment No. 7507-HUBER

said Southeast Quarter for 1319.55 feet to the northeast corner of the Southwest Quarter of said Southeast Quarter marked by a rebar set this survey; thence S 89 degrees 58'26"W along the north line of the Southwest Quarter of said Southeast Quarter for 1309.02 feet to the northwest corner of the Southwest Quarter of said Southeast Quarter; thence S 00 degree 37'44"W along the west line of said Southeast Quarter for 1318.50 feet to the point of beginning, said tract containing 39.68 acres, more or less.

TRACT 4:

A tract of land located in the Northeast Quarter of Section 14, Township 23 North, Range 13 East, in Jay County, the State of Indiana, more fully described as follows:

Commencing at the southeast corner of said Northeast Quarter marked by a mag nail found this survey; thence West (assumed) along the south line of said Northeast Quarter for 1318.43 feet to the southwest corner of the East Half of said Northeast Quarter marked by a railroad spike set this survey; thence continuing West along the south line of said Northeast Quarter for 1318.43 feet to the southwest corner of said Northeast Quarter marked by a boat spike found this survey; thence N 01 degree 26'07"E along the west line of said Northeast Quarter for 2648.01 feet to the northwest corner of said Northeast Quarter marked by a bent iron pipe found this survey; thence S 89 degrees 56'29"E along the north line of said Northeast Quarter for 1320.85 feet to the northwest corner of the East Half of said Northeast Quarter marked by a rebar set this survey; thence S 01 degree 29'18"W along the west line of the East Half of said Northeast Quarter for 2646.73 feet to the point of beginning, said tract containing 80.18 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 14, Township 23 North, Range 13 East, Jay County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows:

Beginning at the southwest corner of said quarter section designated as point "544" on said plat; thence North 0 degrees 50 minutes 47 seconds West 100.000 meters (328.08 feet) along the west line of said quarter section; thence North 89 degrees 09 minutes 13 seconds East 6.096 meters (20.00 feet) to the point designated as "8958" on said plat; thence South 6 degrees 51 minutes 45 seconds East 75.415 meters (247.43 feet) to the point designated as "8959" on said plat; thence South 75 degrees 01 minute 07 seconds East 22.376 meters (73.41 feet) to the point designated as "8960" on said plat; thence North 87 degrees 43 minutes 00 seconds East 300.000 meters (984.25 feet) to the point designated as "8961" on said plat; thence North 84 degrees 51 minutes 15 seconds East 40.050 meters (131.40 feet) to the point designated as "8962" on said plat; thence North 87 degrees 43 minutes 00 seconds East 26.400 meters (86.61 feet) to the west line of the East Half of said quarter section; thence South 0 degrees 47 minutes 41 seconds East 20.007 meters (65.64 feet) along said west line to the south line of said quarter section; thence South 87 degrees 43 minutes 00 seconds West 401.871 meters (1,318.47 feet) along said south line to the point of beginning and containing 0.8247 hectares (2.038 acres), more or less, inclusive of the presently existing right of way which contains 0.1428 hectares (0.353 acres), more or less, for a net additional taking of 0.6819 hectares (1.685 acres), more or less.

Containing in Tract 4 after said exception, 78.142 acres, more or less.

TRACT 5:

A tract of land located in the Southeast Quarter of Section 14, Township 23 North, Range 13 East, in Jay County, the State of Indiana, more fully described as follows:

Beginning at the Northeast corner of said Southeast Quarter marked by a mag nail found this survey; thence West (assumed) along the north line of said Southeast Quarter for 1318.43 feet to the northwest corner of the East Half of said Southeast Quarter marked by a railroad spike set this survey; thence S 01 degree 36'34"W along the west line of the East Half of said Southeast Quarter for 661.27 feet to the southeast corner of the Northeast Quarter of the Northwest Quarter of said Southeast Quarter marked by a rebar set this survey; thence N 89 degrees 55'30"W along the south line of the Northeast Quarter of the Northwest Quarter of said Southeast Quarter for 658.62 feet to the southwest corner of the Northeast Quarter of the Northwest Quarter of said Southeast Quarter;

Chicago Title Insurance Company

Commitment No. 7507-HUBER

thence S 01 degree 33'35"W along the east line of the West Half of the West Half of said Southeast Quarter for 1981.17 feet to the southeast corner of the West Half of the West Half of said Southeast Quarter marked by a railroad spike set this survey; thence S 89 degrees 41'59"E along the south line of said Southeast Quarter for 1970.49 feet to the southeast corner of said Southeast Quarter marked by a PK nail found this survey; thence N 01 degree 42'32"E, along the east line of said Southeast Quarter for 1700.80 feet to a PK nail found this survey; thence N 88 degrees 17'28"W perpendicular to the east line of said Southeast Quarter for 362.57 feet to a rebar set this survey; thence N 01 degree 42'32"E parallel to the east line of said Southeast Quarter for 244.52 feet to a rebar found this survey; thence S 88 degrees 17'28"E perpendicular to the east line of said Southeast Quarter for 362.57 feet to a PK nail found this survey; thence N 01 degree 42'32"E along the east line of said Southeast Quarter for 706.76 feet to the point of beginning, said tract containing 107.88 acres, more or less.

EXCEPT: Commencing at a nail found marking the northeast corner of the Southeast Quarter of Section 14, Township 23 North, Range 13 East, Jay County, Indiana, thence South 00 degrees 50 minutes 17 seconds East 594.49 feet along the east line of said Southeast Quarter to a nail set at the point of beginning:

Thence continuing South 01 degrees 42 minutes 32 seconds West 112.36 feet to a found nail at the Northeast corner of lands described in Deed 9802681, thence North 88 degrees 17 minutes 29 seconds West 362.57 feet to a found rebar, thence South 01 degrees 42 minutes 32 seconds East 244.52 feet to the southwest corner of said tract, thence South 88 degrees 17 minutes 29 seconds East 362.57 feet to said east line, thence South 01 degrees 42 minutes 32 seconds West 112.36 feet to a nail set on said east line, thence North 88 degrees 17 minutes 29 seconds West 374.63 feet to a rebar set, thence North 01 degrees 42 minutes 32 seconds East 469.24 feet to a rebar set, thence South 88 degrees 17 minutes 29 seconds East 374.63 feet to the point of beginning and containing 2.00 acres more or less.

ALSO EXCEPT: A part of the Southeast Quarter of Section 14, Township 23 North, Range 13 East, Jay County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the Northeast corner of said quarter section, designated as point "590" on said plat; thence South 0 degrees 34 minutes 35 seconds East 14.622 meters (47.97 feet) along the east line of said section; thence South 84 degrees 51 minutes 34 seconds West 17.026 meters (55.86 feet) to the point designated as "8972" on said plat; thence Southwesterly 112.112 meters (367.82 feet) along an arc to the left and having a radius of 164.000 meters (538.06 feet) and subtended by a long chord having a bearing of South 69 degrees 55 minutes 01 second West and a length of 109.942 meters (360.70 feet) to the point designated as "8973" on said plat; thence South 14 degrees 24 minutes 49 seconds East 9.302 meters (30.52 feet) to the point designated as "8974" on said plat; thence Southeasterly 97.904 meters (321.21 feet) along an arc to the right and having a radius of 473.500 meters (1,553.48 feet) and subtended by a long chord having a bearing of South 52 degrees 12 minutes 19 seconds East and a length of 97.730 meters (320.64 feet) to the point designated as "8975" on said plat; thence South 46 degrees 16 minutes 54 seconds East 16.955 meters (55.63 feet) to the point designated as "8976" on said plat; thence North 68 degrees 30 minutes 03 seconds East 23.148 meters (75.95 feet) to the point designated as "105" on said plat; thence North 89 degrees 25 minutes 25 seconds East 8.000 meters (26.25 feet) to the east line of said section; thence South 0 degrees 34 minutes 35 seconds East 55.240 meters (181.23 feet) along said east line to the northeast corner of a tract of land described in Instrument No. 0103936 (Office of the Recorder of Jay County); thence South 89 degrees 25 minutes 25 seconds West 43.768 meters (143.59 feet) along the north line of said tract; thence North 46 degrees 16 minutes 54 seconds West 39.634 meters (130.03 feet) to the point designated as "8965" on said plat; thence Northwesterly 345.238 meters (1,132.67 feet) along an arc to the left and having a radius of 430.000 meters (1,410.76 feet) and subtended by a long chord having a bearing of North 69 degrees 16 minutes 57 seconds West and a length of 336.040 meters (1,102.49 feet) to the point designated as "7013" on said plat; thence South 87 degrees 43 minutes 00 seconds West 16.431 meters (53.91 feet) to the west line of the East Half of said quarter section; thence North 0 degrees 40 minutes 33 seconds West 20.008 meters (65.64 feet) along said

Chicago Title Insurance Company

Commitment No. 7507-HUBER

west line to the north line of said quarter section; thence North 87 degrees 43 minutes 00 seconds East 151.516 meters (497.10 feet) along said north line; thence Southeasterly 90.347 meters (296.41 feet) along an arc to the right and having a radius of 470.000 meters (1,541.99 feet) and subtended by a long chord having a bearing of South 70 degrees 00 minutes 06 seconds East and a length of 90.208 meters (295.96 feet) to the point designated as "8968" on said plat; thence North 83 degrees 41 minutes 24 seconds East 12.143 meters (39.84 feet) to the point designated as "8969" on said plat; thence Northeasterly 61.011 meters (200.17 feet) along an arc to the right and having a radius of 197.000 meters (646.33 feet) and subtended by a long chord having a bearing of North 54 degrees 25 minutes 50 seconds East and a length of 60.767 meters (199.37 feet) to the north line of said quarter section; thence North 87 degrees 43 minutes 00 seconds East 103.971 meters (341.11 feet) along said north line to the point of beginning and containing 2.0305 hectares (5.018 acres), more or less inclusive of the presently existing right of way which contains 0.0951 hectares (0.235 acres), more or less, for a net additional taking of 1.9354 hectares (4.783 acres), more or less. Containing in Tract 5 after said exceptions, 100.862 acres, more or less.

TRACT 6:

A tract of land located in the Southwest Quarter of Section 2, Township 23 North, Range 13 East, in Jay County, the State of Indiana, more fully described as follows:

Beginning at the southeast corner of said Southwest Quarter marked by a bent iron pipe found this survey; thence West (record) along the South line of said Southwest Quarter for 537.00 feet to a PK nail found this survey; thence North perpendicular to the south line of said Southwest Quarter for 239.00 feet to a rebar found this survey; thence West parallel to the south line of said Southwest Quarter for 177.00 feet to a rebar found this survey; thence South perpendicular to the south line of said Southwest Quarter for 239.00 feet to a PK nail found this survey; thence West along the south line of said Southwest Quarter for 601.68 feet to the southwest corner of the East Half of said Southwest Quarter marked by a railroad spike set this survey; thence N 01 degree 14'26"E along the west line of the East Half of said Southwest Quarter for 2648.44 feet to a rebar set this survey; thence N 89 degrees 59'18"E along the north line of said Southwest Quarter for 1319.46 feet to the northeast corner of said Southwest Quarter marked by a concrete corner post found this survey; thence S 01 degree 19'21" W along the east line of said Southwest Quarter for 2648.79 feet to the point of beginning, said tract containing 79.12 acres, more or less.

--- End of Schedule A ---

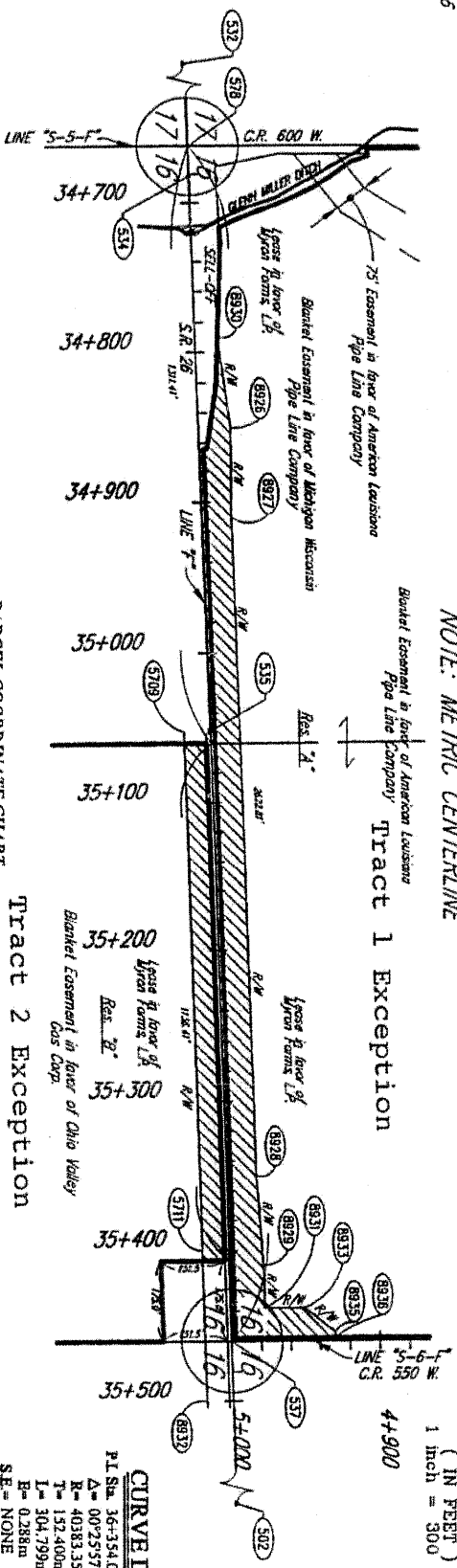
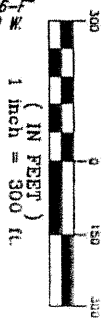
PARCEL NO. : 59
 PROJECT NO. : 577-4338(007)
 ROAD NAME : S.R. 26
 COUNTY : JAY
 SECTION : 16
 TOWNSHIP : 23 N
 RANGE : 13 E
 CODE : 4196

OWNER : ROBERT L. HUBER & JUDITH ANN HUBER
 INSTRUMENT NO. 0101322, DATED 04/23/2001
 DEED RECORD 164, PAGES 339-342, DATED 07/27/1993 (SELL-OFF)
 HATCHED AREA IS THE APPROXIMATE TAKING
 THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

I 0800988
 BOH Date 04/11/2008
 Page 10 of 11
 Time 15:49:00

DRAWN BY: CVS 05/04/2005
 CHECKED BY: DKH 05/09/2005

SCALE: 1" = 300'
 SHEET 1 OF 3
 GRAPHIC SCALE



PARCEL COORDINATE CHART

POINT	STATION	OFFSET	NORTH	EAST
5709	35+052.185	18.000 RL	29744.6491	35046.9992
5711	35+400.000	18.000 RL	29754.2023	35334.6832
5713	34+850.000	22.000 LI	29779.0782	34843.7819
5715	34+910.000	20.000 LI	29778.7284	34903.8242
5717	35+350.000	20.000 LI	29790.8147	35343.6584
5719	35+410.000	23.000 LI	29795.4815	35403.5533
5721	34+750.000	15.593 LI	29771.0261	34783.9906
5723	35+438.157	23.000 LI	29796.2349	35431.6994
5725	35+500.000	18.000 RL	29766.9503	35494.6461
5727	4+850.000	22.000 RL	29823.4184	35431.1864
5729	4+930.000	6.096 RL	29843.7150	35448.7102
5731	4+890.000	2.161 RL	29843.7892	35450.6445

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 502, 532, 534, 535, 537, & 578

CURVE DATA
 P.L. Sta. 36+354.058 "P"
 Δ = 00°25'57" Rt
 R = 40383.357m
 T = 152.400m
 L = 304.799m
 E = 0.238m
 S.E. = NONE

NOTE: STATIONS AND OFFSETS CONTROL OVER BOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES

PARCEL NO. : 59
 PROJECT NO. : STP-4838(007)
 ROAD NAME : S.R. 26
 COUNTY : JAY
 SECTION : 14
 TOWNSHIP : 23 N.
 RANGE : 13 E.
 CODE : 4196

OWNER : ROBERT L. HUBER & JUDITH ANN HUBER

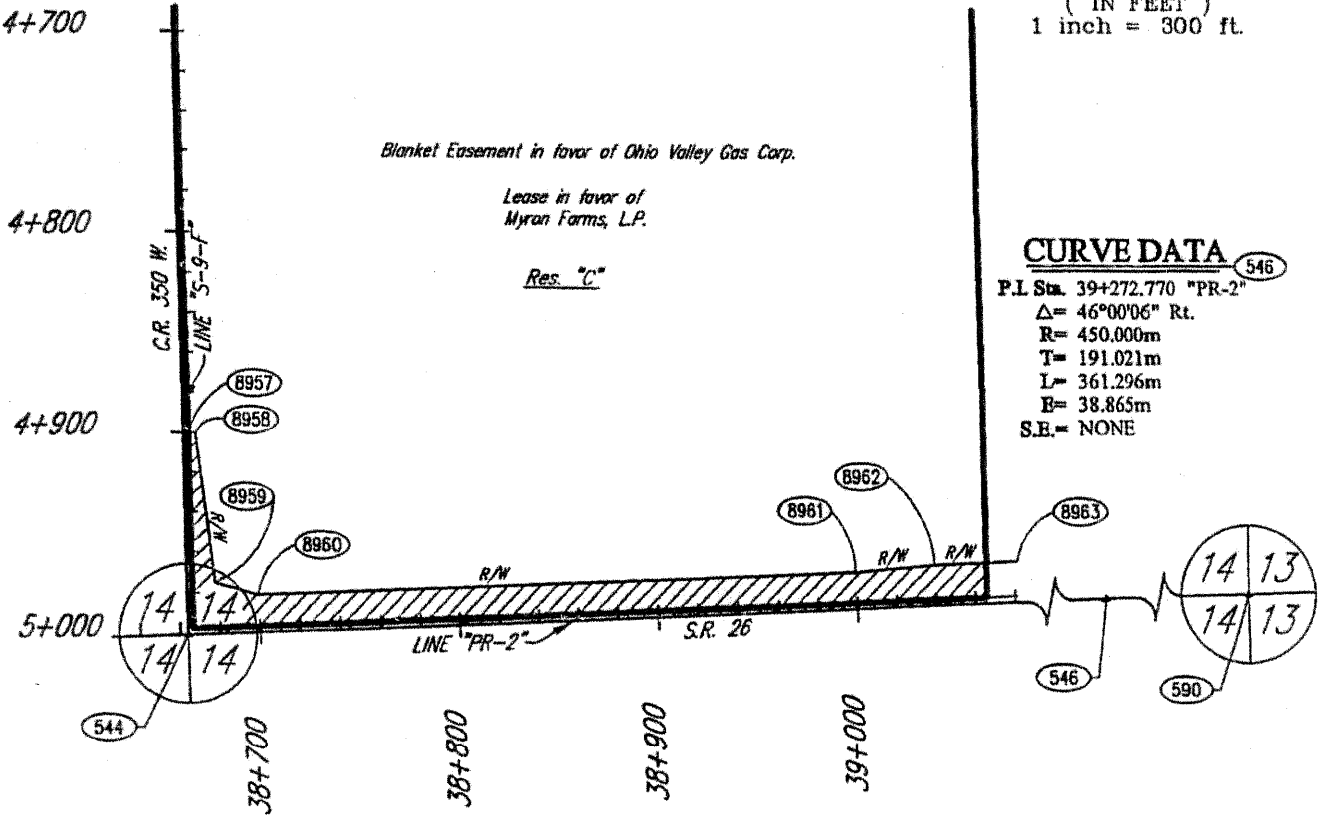
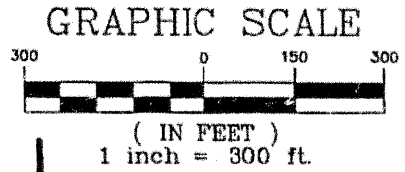
DRAWN BY : CVS 05/04/2005
 CHECKED BY : DKH 05/09/2005

 HATCHED AREA IS THE
 APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

SCALE : 1" = 300'
 SHEET 2 OF 3

EXHIBIT "B"
 NOTE: METRIC CENTERLINE



Tract 4 Exception

PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
8957	4+900.000	2.341 Lt.	"S-9-F"	29956.7787	38657.9169
8958	4+900.000	6.096 Lt.	"S-9-F"	29956.8341	38661.6710
8959	4+975.000	14.000 Lt.	"S-9-F"	29881.9591	38670.6821
8960	38+700.000	18.000 Lt.	"PR-2"	29876.1746	38692.2977
8961	39+000.000	18.000 Lt.	"PR-2"	29888.1272	38992.0595
8962	39+040.000	20.000 Lt.	"PR-2"	29891.7193	39031.9481
8963	+PC(39+081.749)	20.000 Lt.	"PR-2"	29893.3827	39073.6643

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 544, 546 & 590

NOTE: STATIONS AND OFFSETS CONTROL OVER BOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES

I 0800988

Page 9 of 11

BDM Date 04/11/2008

Time 15:49:00

PARCEL-NO. : 59
 PROJECT NO. : STP-4838(007)
 ROAD NAME : S.R. 26
 COUNTY : JAY
 SECTION : 14
 TOWNSHIP : 23 N.
 RANGE : 13 E.
 CODE : 4196

OWNER : HUBER, ROBERT L., et ux
 INSTRUMENT NO. 0103936, DATED 10/12/2001 (SELL-OFF)

DRAWN BY : CVS 05/04/2005
 CHECKED BY : DKH 05/09/2005

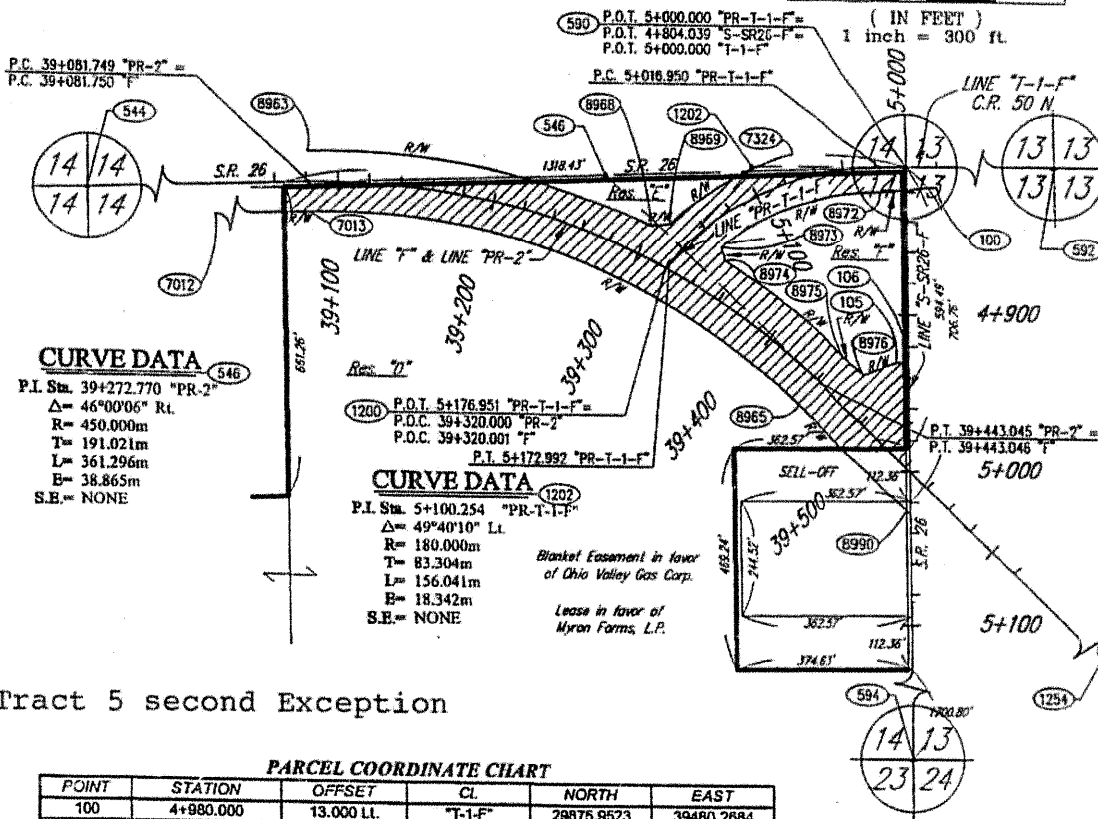
 HATCHED AREA IS THE APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

SCALE: 1" = 300'
 SHEET 3 OF 3

EXHIBIT "B"
 NOTE: METRIC CENTERLINE

GRAPHIC SCALE



Tract 5 second Exception

PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
100	4+980.000	13.000 LL	"T-1-F"	29875.9523	39480.2684
105	4+930.000	8.000 RL	"S-SR26-F"	29762.7425	39453.4235
106	4+930.000	S.L.(0.000)	"S-SR26-F"	29762.8230	39461.4231
1200	5+176.951	P.O.T.(0.000)	"PR-T-1-F"	29820.8916	39304.0104
1202	5+100.254	P.I.	"PR-T-1-F"	29887.9045	39359.9057
1254	40+404.329	P.I.	"PR-2"	29884.6367	40096.1558
7012	38+926.000	20.000 RL	"PR-2"	29847.2091	38919.6322
7013	+P.C.(39+081.749)	20.000 RL	"PR-2"	29853.4145	39075.2579
7324	5+070.000	17.000 RL	"PR-T-1-F"	29900.8843	39401.7641
8963	+P.C.(39+081.749)	20.000 LL	"PR-2"	29893.3827	39073.6643
8965	+P.T.(39+443.045)	20.000 RL	"PR-2"	29734.5372	39389.5682
8968	39+300.000	20.000 LL	"PR-2"	29847.9527	39294.7683
8969	5+155.000	17.000 RL	"PR-T-1-F"	29849.2874	39306.8382
8972	+P.C.(5+016.950)	16.000 LL	"PR-T-1-F"	29872.6306	39443.3459
8973	5+140.000	16.000 LL	"PR-T-1-F"	29834.8784	39340.0890
8974	39+350.000	23.500 LL	"PR-2"	29825.8690	39342.4045
8975	+P.T.(39+443.045)	23.500 LL	"PR-2"	29765.9767	39419.6316
8976	39+460.000	23.500 LL	"PR-2"	29754.2589	39431.8857
8990	+S.L.(39+543.827)	20.000 RL	"PR-2"	29664.8852	39462.4084

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 544, 546, 590, 592, & 594

NOTE: STATIONS AND OFFSETS CONTROL OVER BOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES

S.L. = Section Line

I 0800988

BDM Date 04/11/2008


Page 11 of 11
 Time 15:49:00

SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Doc. #0400641 in the Office of the Recorder of Jay County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

ROUTE SURVEY PLAT

Prepared for - INDOT
 by Butler, Fairman and Seufert, Inc. (Job #4242.0604)


 Douglas K. Herendeen
 L.S. 50468
 Date 9/27/05



Chicago Title Insurance Company

Commitment No. 7507-HUBER

Schedule B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- B. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- C. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- D. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the commitment.
- E. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2 and 3 unless a satisfactory survey is furnished; General exception 4 will appear unless satisfactory evidence is furnished that all improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

General Exceptions:

- 1. Rights or Claims of parties in possession not shown by the public records.
- 2. Easements, or claims of easements, not shown by the public records.
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- 4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by any public records.
- 5. Taxes or special assessments which are not shown as existing liens by the public record.

F. Special Exceptions:

- 1. The exceptions to Tracts 1 and 2 cannot be exactly determined without surveys.
- 2. Real estate mortgage dated November 6, 2000 and recorded November 29, 2000 at 10:04 A.M. as Document Number 2003827, pages 1-9 in the principal amount of \$300,000.00 from Robert L. Huber and Judith Ann Huber, husband and wife to MetroBank.
- 3. Real estate taxes for the year 2010, due and payable in 2011, each half in the amount of \$1,213.20; May and November installments UNPAID. (Computer #006-23007-00) (Parcel #38-06-16-200-006.000-022) (Assessed Value-Land--\$122,700.) (TRACT 1) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
- 4. Glen Miller Ditch assessment for annual maintenance each half in the amount of \$50.79; May and November installments UNPAID. Next installment due May, 2011. (Computer #555-23001-00) (TRACT 1) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
- 5. Salamonia River Ditch assessment for annual maintenance each half in the amount of \$32.66; May and November installments UNPAID. Next installment due May, 2011. (Computer #580-23002-00) (TRACT 1) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
- 6. Real estate taxes for the year 2010, due and payable in 2011, each half in the amount of \$968.98; May and November installments UNPAID. (Computer #006-12019-00). (Parcel #38-06-16-300-015.000-022) (Assessed Value-Land-\$96,400., Improvements-\$1,600.) (TRACT 2) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
- 7. Real estate taxes for the year 2010, due and payable in 2011, each half in the amount of \$480.53; May and November installments UNPAID. (Computer #006-12018-00). (Parcel #38-06-16-400-010.000-022) (Assessed Value-Land-\$48,600.) (TRACT 3) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Chicago Title Insurance Company

Commitment No. 7507-HUBER

8. Salamonía River Ditch assessment for annual maintenance each half in the amount of \$20.00; May and November installments UNPAID. Next payment is due May, 2011. (Computer #580-12001-00) (TRACT 3) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
9. Salamonía River Ditch assessment for annual maintenance each half in the amount of \$39.40; May and November installments UNPAID. Next payment is due May, 2011. (Computer #535-12001-00) (TRACT 2) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
10. Right-of-way grant dated June 30, 1956 and recorded July 7, 1956 in Miscellaneous Record 41, pages 394-395 granted to Ohio Valley Gas Corporation granting the right of way to lay, maintain, alter, repair, operate, remove a pipe line or pipe lines, gates and all appurtenances convenient to the transportation of oil, gas or other substances over and through the following premises: The East Half of the Northeast Quarter of the Southwest Quarter of Section 16, Township 23 North, Range 13 East, containing 20 acres, more or less. NOTE: The exact location of said easement cannot be ascertained. (TRACTS 1, 2 & 3)
11. Right of way dated July 7, 1956 and recorded July 7, 1956 in Miscellaneous Record 41, page 394 granted to Ohio Valley Gas Corporation for the purpose of a right of way to lay, maintain, alter, repair, operate, and remove pipe lines, drips, gates and all appurtenances convenient to the transportation of oil, gas or other substances over and through the following premises: The West Half of the Northeast Quarter of the Southwest Quarter of Section 16, Township 23 North, Range 13 East, containing 20 acres, more or less. NOTE: The exact location of said right of way cannot be ascertained. (TRACTS 1, 2 & 3)
12. Right of way contract dated April 3, 1965 and recorded May 26, 1965 in Deed Record 106, pages 150-151 granted to American Louisiana Pipe Line Company for the purpose of a right of way to construct, operate, maintain, alter, replace, move and remove a pipe line or pipe lines and appurtenances for the transportation of gas, oil or other substances over, through, upon, under and across the following real estate: The East Half of the Northwest Quarter of Section 16, Township 23 North, Range 13 East, containing 80 acres, more or less. NOTE: The exact location of said right of way cannot be ascertained. (TRACTS 1, 2 & 3)
13. Right of way Contract dated April 3, 1965 and recorded May 26, 1965 in Deed Record 106, pages 152-153 granted to American Louisiana Pipe Line Company for the purpose of a right of way to construct, operate, maintain, alter, replace, move or remove a pipe line or pipe lines and appurtenances for the transportation of gas, oil or other substances over, through, upon, under and across the following real estate: The Southwest Quarter of the Northwest Quarter of Section 16, Township 23 North, Range 13 East, containing 40 acres, more or less. NOTE: The exact location of said right of way cannot be ascertained. (TRACTS 1, 2 & 3)
14. Right of way Contract dated September 20, 1968 and recorded November 26, 1968 in Miscellaneous Record 53, pages 94-95 granted to Michigan Wisconsin Pipe Line Company for the purpose of a right of way to construct, operate, maintain, alter, replace, move and remove a pipe line and appurtenances for the transportation of gas, oil or other substances over, through, upon, under and across the following described real estate: The Southwest Quarter of the Northwest Quarter of Section 16, Township 23 North, Range 13 East, containing 40 acres, more or less. The said right-of-way will be limited to Fifty (50) feet in width. NOTE: The exact location of said right of way cannot be ascertained. (TRACTS 1, 2 & 3)
15. Right-of-way Contract dated June 1, 1955 and recorded June 16, 1955 in Miscellaneous Record 41, pages 128-129 ALSO recorded June 28, 1955 in Deed Record 95, page 510 granted to American Louisiana Pipe Line Company for the purpose of a right of way to construct, operate, maintain, alter, replace, move and remove a pipe line or pipe lines and appurtenances for the transportation of gas, oil or other

Chicago Title Insurance Company

Commitment No. 7507-HUBER

substances over, through, upon, under and across the following real estate: The Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 17, Township 23 North, Range 13 East, containing 80 acres. NOTE: The exact location of said easement cannot be ascertained. (TRACTS 1, 2 & 3)

16. Right of way Contract dated September 11, 1968 and recorded November 26, 1968 in Miscellaneous Record 53, pages 96-97 granted to Michigan Wisconsin Pipe Line Company for the purpose of a right of way to construct, operate, maintain, alter, replace, move and remove a pipe line and appurtenances for the transportation of gas, oil or other substances over, through, upon, under and across the following real estate: The Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 17, Township 23 North, Range 13 East, containing 80 acres, more or less. NOTE: The exact location of said right of way cannot be ascertained. (TRACTS 1, 2 & 3)

17. Real estate taxes for the year 2010, due and payable in 2011, each half in the amount of \$844.39; May and November installments UNPAID. (Computer #006-18032-00). (Parcel #38-06-14-100-002.000-022) (Assessed Value-Land-\$85,400.) (TRACT 4) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

18. Wehrly Ditch assessment for annual maintenance each half in the amount of \$39.66; May and November installments UNPAID. Next payment is due May, 2011. (Computer #581-18046-00) (TRACT 4) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

19. Real estate taxes for the year 2010, due and payable in 2011, each half in the amount of \$1,154.86; May and November installments UNPAID. (Computer #006-18031-00). (Parcel #38-06-14-400-013.001-022) (Assessed Value-Land-\$116,800.) (TRACT 5) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

20. Salamonia River Ditch assessment for annual maintenance in the amount of \$17.00, per year, is paid to and including May, 2010. Next payment is due May, 2011. (Computer #523-18001-00) (TRACT 5) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

21. Wehrly Ditch assessment for annual maintenance each half in the amount of \$42.05; May and November installments UNPAID. Next payment due May, 2011. (Computer #581-18045-00) (TRACT 5) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

22. Real estate taxes for the year 2010, due and payable in 2011, each half in the amount of \$750.46; May and November installments UNPAID. (Computer #006-13037-00). (Parcel #38-06-02-300-010.000-022) (TRACT 6) (Assessed Value-Land-\$75,900.) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

23. Wehrly Ditch assessment for annual maintenance each half in the amount of \$39.56; May and November installments UNPAID. Next payment due May, 2011. (Computer #581-07016-00) (TRACT 6) No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

24. A Temporary Highway easement granted to State of Indiana from Robert L. Huber and Judith Ann Huber, as equal tenants in common dated March 10, 2008 and recorded April 11, 2008 as Document Number 0800989, pages 1-7 as described therein. NOTE: The exact location of said easement cannot be ascertained. (TRACTS 4, 5)

TRACT 6:

25. Terms and provisions of the trust under which title is held.

Chicago Title Insurance Company

Commitment No. 7507-HUBER

26. Any Conveyance by the Trustee of the trust under which title is held must be accompanied by evidence of the continued existence of the trust, the identity of the Trustee and evidence of authority with respect to the contemplated transaction.

27. The record title to the land appears in the name of The Huber Family Charitable Trust, as Trustee, grantee in deed from The Huber Family Charitable Trust concerning which we note the following:

- a. Full disclosure of the trust powers of the above named Trustees should be made.
- b. Terms, conditions and limitations upon which The Huber Family Charitable Trust holds title to the land as Trustee.
- c. Rights, title and interest of undisclosed beneficiaries in the above trust.
- d. A properly certified copy of the Trust Agreement should be furnished for our files.

Subject to such further exceptions which may appear after an examination of said Trust Agreement.

ALL TRACTS:

28. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

29. NOTE: The acreage/square footage indicated in the legal description is solely for the purpose of identifying the land. This COMMITMENT does not insure acreage or the exact quantity of the land.

30. Real estate taxes for the year 2011, due and payable in 2012, are a lien not yet of record.

31. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.

32. Right of First Refusal to purchase agreement by and between Myron Farms, L.P. and Robert L. Huber and Judith Ann Huber dated July 11, 2000 and recorded July 11, 2000 as Document Number 2002237, pages 1-5.

(SEE ATTACHED)

33. Memorandum of Lease by and between Robert L. Huber and Judith Ann Huber, Landlord and Myron Farms, L.P. Tenant, dated August 22, 2000 and recorded August 25, 2000 at 14:50 P.M. as Document Number 2002770, leasing and demising the premises until December 31, 2012 with options to renew the lease for a maximum of four (4) additional years. (SEE ATTACHED)

34. Upon the recording of the Order of the Bankruptcy Court dated March 1, 2011, along with the Motion to Approve Settlement and the Settlement Agreement, Special Exceptions 32 and 33 will be DELETED and the real estate will be subject to the terms of the Settlement Agreement or releases for Special Exceptions 32 and 33 from Myron Farms, L.P. may be recorded.

35. NOTE: It will be necessary for a "Disclosure of Sales Information" form to be executed by both the buyer and seller named herein before any conveyance is accepted for transfer and recording.

36. NOTE: By virtue of IC 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.

37. NOTE: Any documents that require a preparation statement and are executed or acknowledged in Indiana must contain the following affirmation statement required by IC 36-2-11-15: "I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. "(Name)"

38. NOTE: "IC 27-7-3.7 requires funds deposited into an escrow account of a closing agent in amounts of \$10,000.00 or more to be in the form of wired funds. Funds in amounts less than \$10,000.00 may be

Chicago Title Insurance Company

Commitment No. 7507-HUBER

deposited in the form of cash, wired funds, cashier's check, certified check, check on the account of another closing agent, or check drawn on the account of a licensed real estate broker. Personal checks in excess of \$500.00 will not be accepted."

--- End of Schedule B ---