

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.

*Prepared by:*

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## **REPORT OF SEARCH**

Prepared for **Colliers International - Nathan Smith**

**FILE NO.:** 15-2100 G2; REVISION # 1, September 25, 2015 *(See end of Report for Revision Notes)*

**PERIOD OF SEARCH:** 08/17/1965 at 8:00 am. to 08/17/2015 at 8:00 am

**CAPTION REAL ESTATE:**

**IAA Tract 6 (Lots 2-11)**

**IAA Tract 7 (Lots 13-17)**

**IAA Tract 4 (Lots 20 & 21)**

**IAA Tract 1 (Lot 23)**

**IAA Tract 2 (Lots 25 & 26)**

**IAA Tract 3 (Lots 27 & 28)**

**IAA Tract 5 (Lots 30-32)**

TRACT 1:

Lots Numbered 2-11, 13-17, 20, 21, 23, 25-28 and 30-32 in Stanley Cove, Section One (1), a subdivision in Guilford Township, Hendricks County, Indiana, as per plat thereof recorded May 28, 1996 in Plat Cabinet 3, Slide 181, Page 1, in the Office of the Recorder of Hendricks County, Indiana.

**IAA Tract 9**

TRACT 2:

A part of the Southwest Quarter of the Southwest Quarter of Section 13, and a part of the Southeast Quarter of Section 14, all in Township 14 North, Range 1 East, in Hendricks County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 13; thence North 00 degrees 09 minutes 41 seconds East (assumed bearing) along the West line of said Southwest Quarter 866.97 feet to a point 1793.20 feet (27.17 chains) South of the Northwest corner of said Southwest Quarter as measured along said West line; thence North 89 degrees 20 minutes 32 seconds West along the South line of a tract of land conveyed in a Quitclaim Deed recorded as Instrument Number 8855 in Deed Book 178, page 130 in the Office of the Recorder of Hendricks County, Indiana, 1269.30 feet; thence North 07 degrees 08 minutes 26 seconds West along a Southerly line of said tract of land 102.66 feet (103.3 feet deed); thence North 76 degrees 22 minutes 32 seconds West along a Southerly line of said tract of land 406.10 feet to a Southwest corner of said tract of land; thence North 22 degrees 19 minutes 44 seconds East along the West line of said tract of land 230.80 feet to the Northwest corner of said tract of land; thence South 89 degrees 17 minutes 26 seconds East along the North line of said tract of land 1590.23 feet (24.09 chains deed) to the West line of said Southwest Quarter, said point being 1387.32 feet (21.02 chains) South of the Northwest corner of said Southwest Quarter as measured along said West line; thence North 00 degrees 09 minutes 41 seconds East along said West line 72.22 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence North 88 degrees 31 minutes 50 seconds East along the North line of said Quarter-Quarter Section 789.60 feet to a point 528.00 feet West

of the Northeast corner of said Quarter-Quarter Section as measured along said North line; thence South 00 degrees 00 minutes 00 seconds West parallel with the East line of said Quarter-Quarter Section 480.00 feet; thence North 88 degrees 31 minutes 50 seconds East parallel with the North line of said Quarter-Quarter Section 528.00 feet to the East line of said Quarter-Quarter Section; thence South 00 degrees 00 minutes 00 seconds West along said East line 869.92 feet to the Southeast corner of said Quarter-Quarter Section; thence South 88 degrees 44 minutes 40 seconds West along the South line of said Quarter-Quarter Section 1321.27 feet to the Point of Beginning, containing 49.08 acres, more or less.

EXCEPT: A part of the Southeast Quarter of Section 14, Township 14 North, Range 1 East in Hendricks County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence South 00 degrees 09 minutes 41 seconds East (assumed bearing) along the East line of said Southeast Quarter 1387.32 feet (21.02 chains by deed) to the Northeast corner of a tract of land conveyed in a Quitclaim Deed recorded as Instrument Number 8855 in Deed Book 178, page 130, in the Office of the Recorder of Hendricks County, Indiana; thence North 89 degrees 17 minutes 26 seconds West along the North line of said tract of land 1590.23 feet (24.09 chains deed) to the Northwest corner of said tract of land; thence South 22 degrees 19 minutes 44 seconds West along the West line of said tract of land 92.80 feet to the Point of Beginning; thence South 67 degrees 40 minutes 16 seconds East 122.00 feet to the point of curvature of a curve concave Northerly having a central angle of 31 degrees 22 minutes 46 seconds and a radius of 150.00 feet; thence Easterly along said curve an arc distance of 82.15 feet (said arc being subtended by a chord having a bearing of South 83 degrees 21 minutes 39 seconds East and a length of 81.13 feet); thence South 13 degrees 49 minutes 50 seconds East 144.04 feet to the South line of the tract of land conveyed in the Quitclaim Deed recorded in said Deed Book 178, page 130; thence North 76 degrees 22 minutes 32 seconds West along said South line 288.41 feet to a Southwest corner of said tract of land; thence North 22 degrees 19 minutes 44 seconds East along the West line of said tract of land 138.00 feet to the Point of Beginning, containing 0.70 acres, more or less.

ALSO EXCEPT: A part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 1 East, of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 13; thence North 00 degrees 09 minutes 41 seconds East on and along the West line of said Quarter Section 540.93 feet; thence North 66 degrees 12 minutes 15 seconds East 175.17 feet to a point on a curve concave Northeasterly having a central angle of 16 degrees 36 minutes 06 seconds and a radius of 175.00 feet; thence Northerly on and along said curve an arc distance of 50.71 feet (said arc being subtended by a chord having a bearing of North 15 degrees 29 minutes 43 seconds West and a length of 50.53 feet); thence South 66 degrees 12 minutes 15 seconds West 160.25 feet to a point on the West line of said Quarter Section; thence North 00 degrees 09 minutes 41 seconds East on and along said West line 271.32 feet; thence North 73 degrees 42 minutes 34 seconds East 172.13 feet; thence South 16 degrees 17 minutes 26 seconds East 35.69 feet; thence North 73 degrees 42 minutes 34 seconds East 215.15 feet; thence South 70 degrees 21 minutes 09 seconds East 105.72 feet; thence South 45 degrees 32 minutes 15 seconds East 77.98 feet; thence South 74 degrees 52 minutes 41 seconds East 109.08 feet; thence South 67 degrees 50 minutes 46 seconds East 155.26 feet; thence South 75 degrees 04 minutes 20 seconds East 71.49 feet; thence South 15 degrees 32 minutes 35 seconds East 149.22 feet; thence South 85 degrees 21 minutes 17 seconds East 158.90 feet; thence South 07 degrees 47 minutes 01 seconds West 32.70 feet; thence South 85 degrees 02 minutes 40 seconds East 282.85 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of said Section 13; thence South 00 degrees 00 minutes 00 seconds West on and along said East line 479.26 feet to the Southeast corner of said Quarter-Quarter Section; thence South 88 degrees 44 minutes 40 seconds West on and along the South line of said Quarter-Quarter Section 1321.27 feet to the Point of Beginning and containing 22.06 acres, more or less.

ALSO EXCEPT: A part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 14 North, Range 1 East, Hendricks County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Quarter Quarter Section; thence North 00 degrees 00 minutes 00 seconds East, 477.00 feet to the point of beginning; thence continue North 00 degrees 00 minutes 00 seconds East, 138.52 feet; thence North 84 degrees 34 minutes 28 seconds West, 193.28 feet; thence South 04 degrees 04 minutes 20 seconds West, 142.78 feet; thence South 85 degrees 56 minutes 30 seconds East, 203.18 feet to the Point of Beginning. Containing 0.64 acres, more or less.

ALSO EXCEPT: A part of the Southeast Quarter of Section 14, Township 14 North, Range 1 East, Hendricks County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 89 degrees 27 minutes 57 seconds east 553.85 feet along the South line of said Section to the centerline of

State Road 267; thence North 21 degrees 24 minutes 51 seconds East 1,165.86 feet along the centerline of said State Road 267; thence along said centerline Northeasterly 106.61 feet along an arc to the left and having a radius of 1,763.18 feet and subtended by a long chord having a bearing of North 19 degrees 40 minutes 55 seconds east and a length of 106.60 feet to the Southwest corner of the grantor's land and the point of beginning of this description; thence along said centerline Northeasterly 92.80 feet along an arc to the left and having a radius of 1,763.18 feet and subtended by a long chord having a bearing of North 16 degrees 26 minutes 31 seconds East and a length of 92.79 feet to the Northwestern corner of the grantor's land; thence South 89 degrees 17 minutes 26 seconds East 51.69 feet along the North line of the grantor's land; thence South 1 degree 29 minutes 11 seconds East 34.59 feet to point #10 on said plat; thence South 18 degrees 20 minutes 23 seconds West 79.90 feet to the Southwestern line of grantor's land; thence North 67 degrees 40 minutes 16 seconds West 58.06 feet along said Southwestern line to the Point of Beginning and containing 0.137 acres, more or less.

Caption Real Estate is commonly known as: Plainfield, IN 46168

**NAMES OF GRANTEE(S) IN THE LAST RECORDED CONVEYANCE DOCUMENT:**

Indianapolis Airport Authority

**REAL PROPERTY TAXES:**

1. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356002 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-002.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 2)
2. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
3. Any future assessment for the Stanley Cove DRAIN not yet due and payable.
4. Right-of-way for drainage, flow and maintenance of the legal drain known as Stanley Cove and 75 foot right-of-way on each side of said legal drain as set forth in IC 36-9-27-33.
5. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356003 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-003.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 3)
6. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
7. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356004 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-004.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 4)

8. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
9. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356005 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-005.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 5)
  
10. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
11. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356006 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-006.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 6)
  
12. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
13. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356007 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-007.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 7)
  
14. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
15. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356008 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-008.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 8)
  
16. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID

17. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356009 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-009.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 9)
18. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
19. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356010 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-010.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 10)
20. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
21. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-356011 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-356-011.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 11)
22. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
23. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358001 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-001.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 13)
24. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
25. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358002 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-002.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 14)

26. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
27. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358003 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-003.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 15)
28. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
29. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358004 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-004.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 16)
30. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
31. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358005 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-005.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 17)
32. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
33. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358008 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-008.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 20)
34. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID

35. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358009 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-009.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 21)
36. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
37. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-358011 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-358-011.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 23)
38. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
39. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352001 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-001.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 25)
40. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
41. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352002 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-002.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 26)
42. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID Second Half: PAID
43. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352003 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-003.000-011
- Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 27)

44. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
45. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352004 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-004.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 28)
  
46. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
47. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352006 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-006.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 30)
  
48. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
49. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352007 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-007.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 31)
  
50. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
51. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-313411-352008 Taxing Unit: Guilford  
State Map ID Number: 32-15-13-352-008.000-011  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(LOT 32)
  
52. BI-ANNUAL ASSESSMENT for the Stanley Cove DRAIN assessed under Account Number 716  
Due and payable 2015  
In the amount of \$25.00 EACH HALF  
First Half: PAID    Second Half: PAID
  
53. Intentionally Omitted
  
54. Intentionally Omitted
  
55. Intentionally Omitted



56. Intentionally Omitted

57. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 006-314411-400017 Taxing Unit: Guilford  
State Map ID Number: 32-15-14-400-017.000-011

Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(TRACT 2/PT SE 1/4 14-14-1E & PT SW 1/4 13-14-1E/25.54 ACRES)

58. TAXES for the year 2015 due and payable 2016 are now a lien; amount not yet determined and not yet due and payable.

NOTE: Taxes for the year 2016 due and payable 2017 become a lien January 1, 2016, amount not yet determined and not yet due and payable.

59. The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits or deductions.

This report/commitment/policy does not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.

60. Possible municipal or special ASSESSMENTS, sewer assessments, solid waste assessments, annual assessments and/or impact fees levied by the Town/City of Plainfield, 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:**

61. Judgment Search has been completed against Indianapolis Airport Authority, NONE FOUND UNSATISFIED

**MISCELLANEOUS:**

62. Restrictions, covenants, conditions, easements, assessments, leases, servitudes and building set back lines appearing in the public records and also per Plat Record Cabinet 3, Slide 181, Page 1, 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. (TRACT 1)

63. Declaration of Covenants, Conditions and Restrictions for Stanley Cove, Section 1, recorded April 26, 2011 as Instrument Number 201109270, 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. (TRACT 1)

64. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any. (TRACT 2)

65. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible. (TRACT 2)

66. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved. (TRACT 1 & 2)

67. 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. (TRACT 2)

68. Rights of the public, the State of Indiana, the County of Hendricks and the Municipality in and to that portion of the insured premises taken or used for road purposes. (TRACT 2)

69. The Company does not insure any address shown herein. (TRACT 1 & 2)

70. Right, title and interest of tenants in possession, as tenants only, and all others claiming by, of and through them, if any. (TRACT 1 & 2)
71. Terms and provisions of an easement in favor of Indiana Bell Telephone Company Inc. dated October 1, 1964 and recorded October 3, 1964 in Book 194, Page 524 in the Office of the Recorder of Hendricks County, Indiana. (TRACT 1 & 2)
72. Matters as disclosed in a survey recorded October 15, 2010 as 201023046 in the office of the Recorder of Hendricks County, Indiana. (TRACT 1)
73. Sanitary Sewer Easement Agreement dated November 1, 2000 and recorded November 1, 2000 in Book/Page 201/877 in the Office of the Recorder of Hendricks County, Indiana. (TRACT 2)
74. Retracement Survey recorded September 26, 2013 as Instrument Number 2013-26833, in the Office of the Recorder of Hendricks County, Indiana. (TRACT 2)
75. Grantor hereby discloses to Grantee, Grantee's heirs, successors-in-interest, and assigns, that the above described real estate experiences or may experience levels of aircraft noise and other effects that certain individuals may find objectionable and that Grantee is purchasing the above described real estate with full knowledge and acceptance of this noise disclosure statement and all such other effects resulting from aircraft operations. (TRACT 1 & 2)
76. a) Any adverse claim based upon the assertion that:
  - i. The land described in Schedule A, or any part thereof, is now or at any time has been below the ordinary low water mark of the lake; or
  - ii. Some portion of said land has been created by artificial means or has accreted to such portion so created; or
  - iii. Some portion of said land has been brought within the boundary thereof by an avulsive movement, or has been formed by accretion to any such portion.
- b) Such rights and easements for navigation, commerce or recreation which may exist over that portion of said land lying beneath said waters.
- c) Rights of upper and lower riparian/littoral owners. (LOTS 25, 26, 27, 28, 30, 31, 32 & TRACT 2)

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 Harold W. Stanley dated March 9, 2001, recorded March 12, 2001 as Instrument Number 200100006308 in the Office of the Recorder of Hendricks County, Indiana. (TRACT 1 & 2/ENCUMBERS ADDITIONAL REAL ESTATE)

## REVISION NOTES

Date	Revision Description
09/25/2015	REVISION 1 - ADD IAA TRACT NUMBER TO THE LEGALS, REMOVE COMMON AREAS FROM REPORT, ADD RECORDED RC'S AND WATER CLAUSE AND REMOVE NOTE IN REGARD TO 0.18 ACRE TRACT BEING REMOVED FROM TRACT 2 AND ADDED TO COMMON AREA B.

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



Tom Hoereth, authorized signatory of Royal Title Services

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**Royal Title Services  
Privacy Policy Notice**

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We may collect nonpublic personal information about you from the following sources:

- i Information we receive from you, such as on applications or other forms.
- i Information about your transactions we secure from our files, or from our affiliates or others.
- i Information we receive from a consumer reporting agency.
- i 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:

- i Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- i 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.