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*Prepared by:*

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## **REPORT OF SEARCH**

Prepared for **Colliers International - Nathan Smith**

**FILE NO.:** 15-2100 G1; 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 11**

TRACT 1:

A part of the Northeast Quarter and Northwest Quarter of Section 30, Township 16 North, Range 2 East, in Hendricks County, Indiana, being more described as follows:

Commencing at the East Quarter Corner of said Section, said point being marked by a 2" Aluminum Hendricks County Survey Marker, thence South 88 degrees 31 minutes 52 seconds West on the South line of the Northeast Quarter of said section 971.26 feet to the point of beginning, said point being marked by a 5/8" rebar with cap stamped "RS FIRM 0018" (hereon being referred to as a "set rebar"); thence continuing South 88 degrees 31 minutes 52 seconds West on the South line of the Northeast and Northwest Quarter of said section, 1881.39 feet to a 5/8" rebar with cap stamped "BANNING ENG LS29800001"; thence North 01 degrees 27 minutes 27 seconds West, parallel with the West line of the Northwest Quarter of said section, 1692.76 feet to a set rebar on the South Line of the real estate described in Instrument 2004-6467 found in the Hendricks County Recorder's Office, said South line is the South Right of Way of the Former B & O Railroad; thence South 75 degrees 30 minutes 43 seconds East, on said South Line, 1744.81 feet to a set rebar on the West Right of Way of the Ronald Reagan Parkway (formerly known as the Hendricks County North-South Corridor); thence South 10 degrees 59 minutes 27 seconds East, on said West Right of Way, 1230.03 feet to the point of beginning, containing 58.79 acres, more or less.

### **IAA Tract 10**

TRACT 2:

A part of the Northeast Quarter of Section 30, Township 16 North, Range 2 East, in Hendricks County, Indiana, being more described as follows:

Commencing at the East Quarter Corner of said Section, said point being marked by a 2" Aluminum Hendricks County Survey Marker, thence North 01 degrees 29 minutes 52 seconds West on the East line of the Northeast Quarter of said section 340.00 feet to the point of beginning, said point being marked by a cotton gin spindle; thence continuing North 01 degrees 29 minutes 52 seconds West on said East line, 537.32 feet to cotton gin spindle set on the South line of the real estate described in Instrument 2004-6467 found in the Hendricks County Recorder's Office, said South line is the South Right of Way of the Former B & O Railroad; thence North 75 degrees 30 minutes 43 seconds West, on said South Right of Way, 966.95 feet to a 5/8" rebar with cap stamped "RS Firm 0018" (hereon being referred to as a "set rebar") set on the East Right of Way of the Ronald Reagan Parkway (formerly known as the Hendricks County North-South Corridor); thence South 10 degrees 59 minutes 27 seconds East, on said East Right of Way, 1159.11 feet to a set rebar on the South line of the Northeast Quarter; thence North 88 degrees 31 minutes 52 seconds East, on said South line of said Quarter Section, 474.40 feet to a set rebar at the Southwest corner of the real estate described in Deed Record 331 page 160 found in the Hendricks County Recorder's Office; thence North 01 degrees 29 minutes 52 seconds West, on said West line of said

Deed Record and Page and parallel with the East line of said quarter Section, 340.00 feet to a set rebar at the Northwest corner of said Deed Record and Page; thence North 88 degrees 31 minutes 52 seconds East, on the North line of said Deed Record and Page and parallel with the South line of said quarter Section, 264.00 feet to the point of beginning, containing 16.99 acres, more or less.

**IAA Tract 11**

**TRACT 3:**

A part of the North half of the Southwest Quarter and a part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 16 North, Range 2 East, in Hendricks County, Indiana, being more described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said section, said point being marked by a 2" Aluminum Hendricks County Survey Marker, thence South 01 degrees 27 minutes 27 seconds East on the West line of said quarter section, 11.61 feet to the Northeast Corner of the Southeast Quarter of Section 25, Township 16 North, Range 1 East, said point being marked by a 2" Aluminum Hendricks County Survey Marker; thence continuing on the West line of Section 30, South 01 degrees 18 minutes 28 seconds East, 1029.54 feet to a cotton gin spindle set; thence North 88 degrees 31 minutes 52 seconds East parallel with the North line of said quarter section, 2741.21 feet to a 5/8" rebar with cap stamped "RS Firm 0018" (hereon being referred to as a "set rebar") set on the West line of the East Half of the West Half of the Southeast Quarter of said section; thence North 01 degrees 28 minutes 07 seconds West on said West line, 1041.15 feet to a set rebar set on the North line of said Quarter section; thence South 88 degrees 31 minutes 52 seconds West, on said North line, 2738.32 feet to the point of beginning, containing 65.48 acres, more or less.

Caption Real Estate is commonly known as: Indianapolis, IN

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

Indianapolis Airport Authority, a Municipal Corporation

**REAL PROPERTY TAXES:**

1. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 008-330621-200004 Taxing Unit: Lincoln  
State Map ID Number: 32-08-30-200-004.000-015  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(TRACT 1/51.50 ACRES)
2. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 008-330621-200006 Taxing Unit: Lincoln  
State Map ID Number: 32-08-30-200-006.000-015  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(TRACT 1 & 2/24.78 ACRES/ENCUMBERS ADDITIONAL REAL ESTATE AS TO TRACT 2)
3. TAXES in the name of Indianapolis Airport Authority  
County Parcel Number: 023-130621-300001 Taxing Unit: Avon  
State Map ID Number: 32-08-10-300-001.000-031  
  
Tax year 2014 due and payable 2015  
Each Half: EXEMPT  
Assessed Land Valuation: \$0.00  
Valuation Improvements: \$0.00  
Exemption: \$0.00  
(TRACT 3/65 ACRES)

4. 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.

5. TAXES not yet assessed for 30-16-2E NE NW, 58.79 acres, Hendricks County, IN. (TRACT 1)
6. TAXES not yet assessed for 30-16-2E NE, 16.99 acres, Hendricks County, IN. (TRACT 2)
7. 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.

8. 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:**

NONE FOUND UNSATISFIED

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

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

**MISCELLANEOUS:**

10. Rights of way for drainage tiles, ditches, feeders and laterals and/or regulated drains, if any. (TRACTS 1-3)
11. Any covenants, conditions, restrictions, easements, assessments, leases or servitudes appearing in the public records and/or unrecorded yet visible. (TRACTS 1-3)
12. 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. (TRACTS 1-3)
13. 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. (TRACTS 1-3)
14. 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. (TRACTS 1-3)
15. The Company does not insure any address shown herein. (TRACTS 1-3)
16. Right, title and interest of tenants in possession, as tenants only, and all others claiming by, of and through them, if any. (TRACTS 1-3)
17. Terms and provisions of an easement in favor of Hendricks County Rural Electric Corporation dated July 8, 1937 and recorded September 14, 1937 in Book 21, Page 515 in the Office of the Recorder of Hendricks County, Indiana. (TRACTS 1 & 2)
18. Conservation Easement recorded December 6, 2009 as Instrument Number 200931852 in the Office of the Recorder of Hendricks County, Indiana. (TRACTS 1 & 2)
19. Terms and provisions of an easement in favor of Hendricks County Rural Electric Corporation dated July 14, 1937 and recorded September 14, 1937 in Book 21, Page 516 in the Office of the Recorder of Hendricks County, Indiana. (TRACT 3)
20. Right of Way Easement to the Ohio Oil Company recorded in Book 27, Page 361 in the Office of the Recorder of Hendricks County, Indiana. Last Assigned to Marathon Petroleum Company recorded December 18, 1990 in Book 124, Pages 129-47. (TRACT 3)
21. All Matters as set out on a Survey prepared by Mark A. Schepers, PLS No. 29500001 as Job No. 2005-028 dated February 24, 2005. (TRACTS 1-3)

22. 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. (TRACTS 1-3)

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 Speedway Airport Corporation dated July 19, 1967, recorded January 11, 1968 as Book/Page 205/417-418 in the Office of the Recorder of Hendricks County, Indiana. (TRACTS 1-3/ENCUMBERS ADDITIONAL REAL ESTATE)

## REVISION NOTES

<b>Date</b>	<b>Revision Description</b>
09/25/2015	REVISION 1 - ADD IAA TRACT NUMBERS TO THE LEGAL.

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 THAT THE ABOVE FIXED LIMITED LIABILITY.



Tom Hoereth, authorized signatory of Royal Title Services

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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.