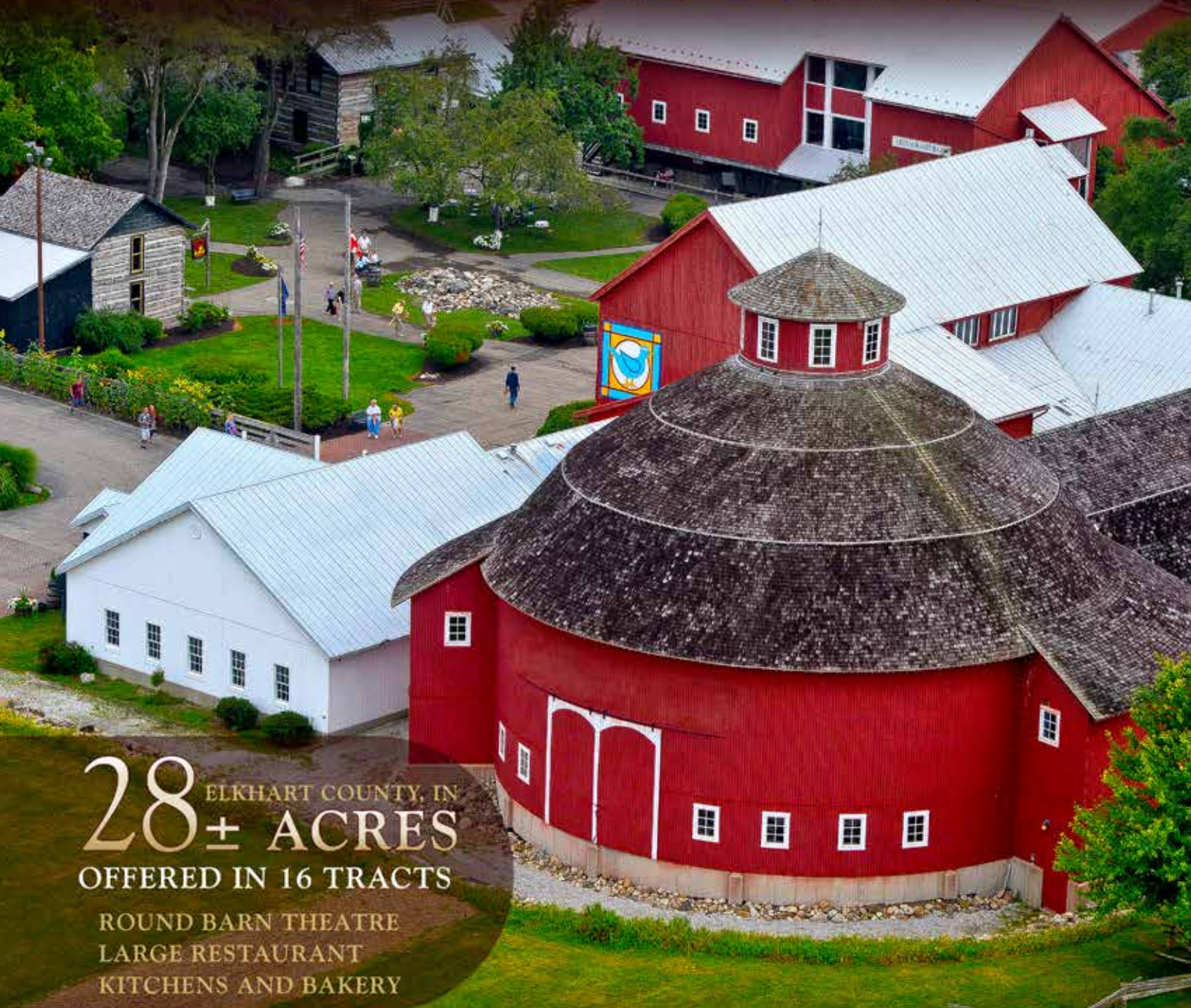


*One-of-a-Kind, Historic*  
**REAL ESTATE AUCTION**

 **AMISH ACRES®**



**28** ELKHART COUNTY, IN  
**± ACRES**  
OFFERED IN 16 TRACTS

ROUND BARN THEATRE  
LARGE RESTAURANT  
KITCHENS AND BAKERY

**WEDNESDAY, FEBRUARY 5 AT 6PM**  
AUCTION HELD ON-SITE • ONLINE BIDDING AVAILABLE

**INFORMATION**  
*Booklet*

 **SCHRADER**  
Real Estate and Auction Company, Inc.  
800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

# DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION  
MANAGER

ROGER DIEHM • 972-768-5165 • [roger@schraderauction.com](mailto:roger@schraderauction.com)



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

Follow us and download our Schrader iOS app



# BOOKLET INDEX



- Real Estate Auction Registration Forms
- Amish Acres History
- Location Map
- Tract Map
- Tract Descriptions & Auction Terms
- Buildings Square Footage
- Use Agreement
- Traffic Counts
- Utilities Map
- Potential Utility Easements
- County Property Reports
- Preliminary Title
- Property Photos





# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, FEBRUARY 5, 2020**

**25 ACRES – NAPPANEE, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, January 29,  
2020.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**25± Acres • Elkhart County, Indiana**  
**Wednesday, February 5, 2020**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, February 5, 2020 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, January 29, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



An aerial, sepia-toned photograph of a large Amish farmstead. The central focus is a massive, circular round barn with a multi-tiered roof and a small cupola on top. To the left of the barn is a large, rectangular wooden building, possibly a house or a workshop. The farm is surrounded by fields and other smaller structures, including a smaller round barn in the background. The overall scene depicts a traditional Amish agricultural setting.

# AMISH ACRES HISTORY

# AMISH ACRES HISTORY

## *Historic Farm & Heritage Resort*

For over fifty years, Amish Acres has developed into a major cultural heritage place-based tourist attraction. Since the foundational pieces of Amish Acres were laid, it has grown to be a nationally recognized destination-of-choice for over 150,000 visitors annually. Amish Acres nationally known Arts & Craft Festival has drawn, annually for 57 years, artists from 30 states and 60,000 visitors over four days in August.



# AMISH ACRES HISTORY



# AMISH ACRES HISTORY

## *Round Barn Theatre and Lobby*

The 400 seat Round Barn Theatre was created from a 1911 round barn that was dismantled and reconstructed at Amish Acres. The state-of-the-art theatre has become the national home of Plain and Fancy, becoming the longest running annually produced musical in America, and has expanded into repertory musical theatre by presenting six other Broadway classics each season. The artistic and acting company comes from national auctions. The theatre has its own costume and scenic shops.



# AMISH ACRES HISTORY



# AMISH ACRES HISTORY

## *Greeting Barn*

The Greeting Barn was built in 1876. It was dismantled, moved to Amish Acres and reconstructed to become the welcome center for the historical interpretation of the farm including guided tours, horse and buggy rides, and domestic crafts. Three documentary films are shown throughout the day in the attached Locke Township Meeting House. Souvenirs and handcrafted gifts fill the shelves.



# AMISH ACRES HISTORY



## *Locke Township Meeting House*



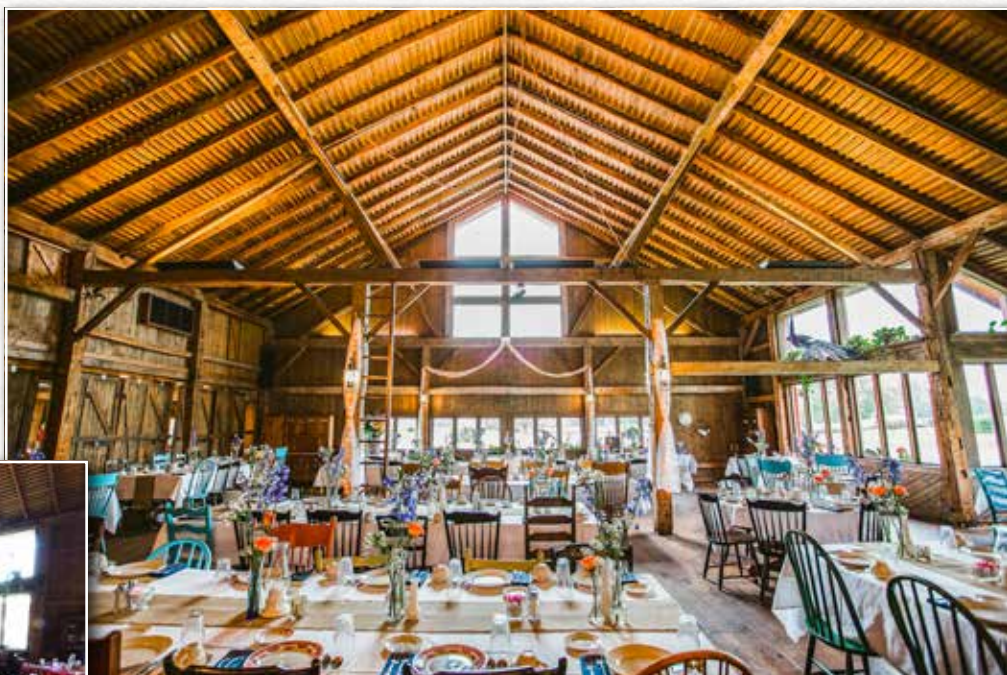
The building is attached to the Greeting Barn and is the movie theatre for the documentary films, houses the theatre's second stage productions and is used for private and corporate events.

# AMISH ACRES HISTORY

## *Restaurant Barn and Barn Loft Grill*



The 400 seat restaurant is constructed from two 1870's bank barns, the front housing the retail bakery and restaurant counter; the upstairs grill includes the wine tasting room. An 8,000 square feet kitchen provides the food services and bakery products.





# AMISH ACRES HISTORY



# AMISH ACRES HISTORY

## *Soda Fountain & Fudgery*

The most historic building preserved at Amish Acres is the 20' x 30' log house built by Reverend R.J. Smid, a Dutch Mennonite, who emigrated from the village of Balk in the Netherlands on May 9, 1853. From Mrs. Smid's diary, "On November 3, 1853, at last, with God's blessing, we moved into our house, even though it was still in bad condition to live in." Because of tolerance, this was the only Dutch Mennonite congregation to immigrate to America. The antique marble soda fountain from another day is a one-of-kind treasure.



# AMISH ACRES HISTORY

## *W.H. Best & Sons Meat Market*



This 18' x 19' two-story log house was built circa 1860. It was moved from its original location on U.S. Highway 6, twelve miles east of Amish Acres in 1973. The market is named for an original family meat market in Nappanee. It features a wooden walk-in cooler.



# HISTORY

## *The Inn*

The Inn at Amish Acres is a quaint country inn with 62 guest rooms, kitchen, dining room, spacious lobby and meeting room. Each room is decorated in furnishings that emulate the Amish lifestyle of the area. It is the host hotel for Amish Acres sitting along its fence line.



## *Kuhns Cider & Grist Mill*



The mill was originally constructed in 1895 on the farm across the road, then moved to Amish Acres circa 1915 where it has remained. The press has a capacity of nearly 3,000 bushels of apples a day. Neighboring farmers would line up at 5 am with their wagons full of apples waiting to be pressed into cider.

An aerial, high-angle photograph of a farm complex. The central focus is a large, circular, two-story round barn with a dark, shingled roof and a small cupola on top. The barn has several windows and arched doorways at the base. To the left and right are other farm buildings, including a large rectangular barn with a corrugated metal roof and a smaller structure. In the background, there are more buildings, a parking lot with several cars, and a residential area with houses and trees. The entire image is overlaid with a semi-transparent, light-colored grid pattern.

# LOCATION MAP

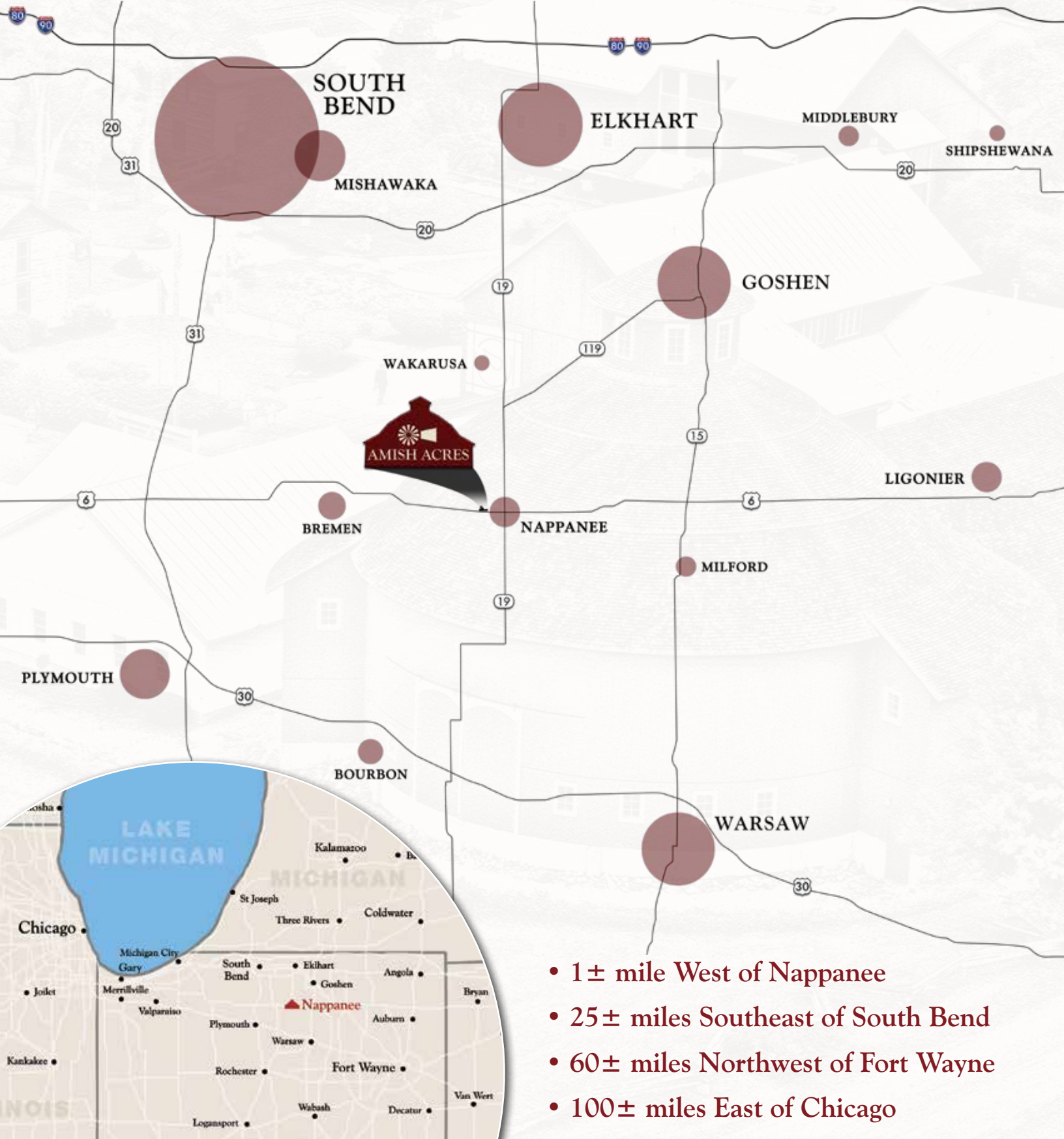
# WEDNESDAY, FEBRUARY 5 at 6:00PM

*Directions:* From the intersection of State Route 19 and US 6 in downtown Nappanee, Indiana, travel west on U.S. 6 one mile to the property. *The auction will be held on-site at the Restaurant Barn.*

1600 West Market Street, Nappanee, IN, 46550



You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.



- 1 ± mile West of Nappanee
- 25 ± miles Southeast of South Bend
- 60 ± miles Northwest of Fort Wayne
- 100 ± miles East of Chicago

An aerial, sepia-toned photograph of a farm. The central focus is a large, round, two-story barn with a conical roof and a small cupola. To its left is a smaller, rectangular barn with a gambrel roof. In the background, there are several other farm buildings, including a large, multi-story structure with a gabled roof. The foreground shows a dirt area and a fence line. The overall scene is a typical rural farmstead.

# TRACT MAP

# TRACT MAP

## INSPECTION DATES:

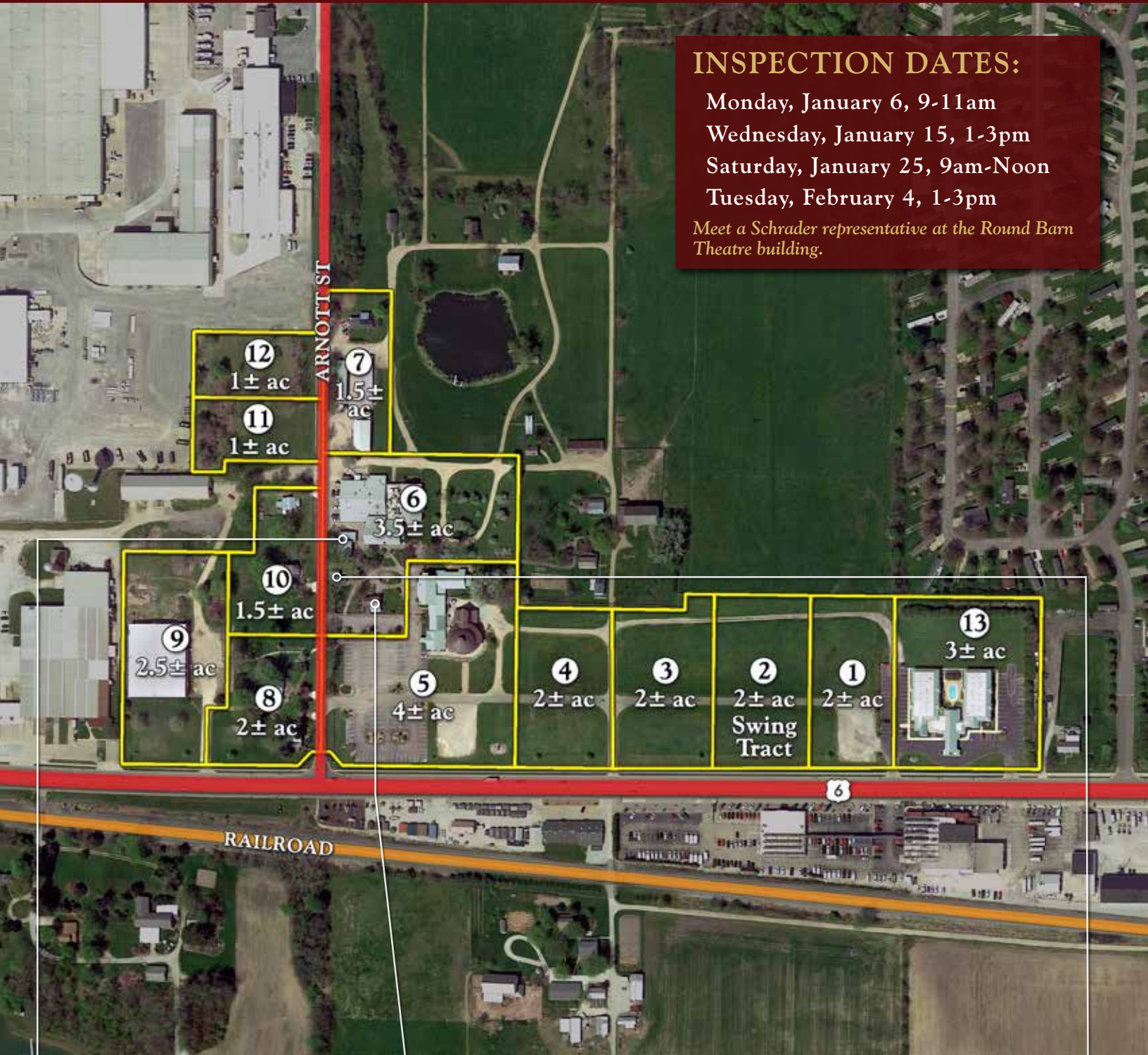
Monday, January 6, 9-11am

Wednesday, January 15, 1-3pm

Saturday, January 25, 9am-Noon

Tuesday, February 4, 1-3pm

Meet a Schrader representative at the Round Barn Theatre building.



TRACT 14: Soda & Fudge Shop Building



TRACT 15: Meat & Cheese Building



TRACT 16: Cider & Grist Mill Building



An aerial, high-angle photograph of a large, multi-story building complex, possibly a university or government installation. The buildings are light-colored with dark roofs. A prominent feature is a large, circular structure with a curved facade and several windows. The overall scene is rendered in a light, faded color palette.

# **TRACT DESCRIPTIONS**

# 28<sup>±</sup> ACRES OFFERED IN 15 TRACTS

ELKHART COUNTY, IN

# One-of-a-Kind, Historic LAND AUCTION

**TRACT 1: 2± acres**, potential development site with approximately 195± feet of frontage on US 6.

**TRACT 2: 2± acres**, "Swing Tract" with approximately 220± feet of frontage on US 6. This tract must be combined with Tract 1 and/or Tract 3.

**TRACT 3: 2± acres**, potential development site with approximately 228± feet of frontage on US 6.

**TRACT 4: 2± acres**, potential development site with approximately 233± feet of frontage on US 6.

**TRACT 5: 4± acres** at the corner of US 6 and Arnott Street, including 19,000± sq. ft. under roof and the large paved parking lot. The structure includes The Round Barn Theatre, lobby, greeting barn and meeting house. The theatre features updated lighting (2016), sound, 400 seats, and areas for storage, a shop and box office. The separate meeting room includes stage and lighting. The site has approximately 650 feet of combined road frontage.

*Buyer(s) of Tracts 5 and 6 shall receive rights to use the adjoining pond and historic area for events. Contact Auction Company for details.*

**TRACT 6: 3.5± acres** with restaurant, shops and (2) 1800's era log cabin buildings. The 23,000 sq. ft. restaurant barn and loft serves over 60,000 meals annually out of its 8,000 sq. ft. kitchen. A second kitchen and a bar on the second floor can service additional seating areas. The log cabins are 2,000 and 1,200 sq. ft., and will be offered separately along with the Cider and Grist Mill. Contact the Auction Company for details and consider the possibilities on this site with 415± feet of frontage on Arnott Street.

**TRACT 7: 1.5± acres** including the shop, storage and serving buildings plus a home. The maintenance shop has 3,900 sq. ft. and the food building is 2,600 sq. ft. The home is 1,700 sq. ft. With approximately 362 feet of frontage on Arnott Street, the uses are many.

**TRACT 8: 2± acres**, corner lot with approximately 474 feet of combined frontage on US 6 and Arnott Street. The site includes 2 older houses and small buildings. Prime site with access off of both roads!

**TRACT 9: 2.5± acres** including the large storage building and access from US 6. Consider the possibilities of this large 21,450± sq. ft. heated building with loading bays and 18' eaves.

**TRACT 10: 1.5± acres** with 2 older houses. 330± feet of frontage on Arnott Street.

**TRACT 11: 1± acre** potential development site with 143± feet of frontage on Arnott Street.

**TRACT 12: 1± acre** potential development site with 143± feet of frontage on Arnott Street. Consider combining with Tract 11 for a 2± site with great access.

**TRACT 13: 3± acres**, The Inn has 62 guest rooms decorated in the Amish lifestyle, meeting room, kitchen and dining room. Contact Auction Company for additional information.

**TRACT 14: FOR REMOVAL** - Soda & Fudge Shop Building and contents.

**TRACT 15: FOR REMOVAL** - Meat & Cheese Building and contents.

**TRACT 16: FOR REMOVAL** - Cider & Grist Mill Building and contents.

*Tracts 14, 15 and 16 represent two cabins and a barn (with all contents) that may be purchased separately from the Real Estate. Contact Auction Company for information and deadlines for removal.*

**OWNER:** Amish Acres LLC

## Terms & Conditions

**PROCEDURE:** The Properties will be offered in 16 individual tracts, any combination of tracts, and as a total 28± acres. There will be open bidding on tracts, combinations, and the whole during the auction as determined by the Auctioneer. Bids on tracts, combinations of tracts and the total property may compete.

**BUYERS PREMIUM:** A Buyers Premium of 4% will be charged to the Buyer. The Buyers Premium shall be added to the high bids to obtain the Total Contract Purchase Price.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers check, personal check, or corporate check.

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All final bid prices are subject to the Sellers acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**APPROVALS:** All tract divisions are subject to Nappanee zoning approvals.

**DEED:** Seller shall provide a deed sufficient to convey insurance title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide an owners title insurance policy in the amount of the purchase price.

**CLOSING:** The balance of the purchase price is due at

closing, which will take place 45 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing subject to scheduling of a personal property sale onsite.

**REAL ESTATE TAXES:** Taxes shall be prorated to the date of closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres on bare land parcels.

**EASEMENTS:** Subject to any and all existing easements.

**BUILDINGS:** Tracts 14, 15 and 16 represent two cabins and a barn (with all contents) that may be purchased separately from the Real Estate. Contact Auction Company for information and deadlines for removal.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection

dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**HISTORIC PHOTOGRAPHY:** Some photos have been provided by the Seller and represent the property at different times in the past.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an **AS IS, WHERE IS** basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

An aerial, high-angle photograph of a large, multi-story building complex. The buildings are primarily light-colored with dark roofs. A prominent feature is a large, curved building in the foreground with a series of arched windows and a small, circular tower-like structure on its roof. Other buildings are visible in the background, some with flat roofs and others with gabled roofs. The overall scene is a dense urban or institutional setting.

# **BUILDINGS SQUARE FOOTAGE**

# BUILDINGS SQUARE FOOTAGE



Restaurant Barn Bakery & Barn Loft Grill.....	23,000±
<i>(The kitchen is 8,000± of this total)</i>	
The Round Barn Theatre, Lobby, Greeting Barn, Locke Township Meeting House .....	19,000±
Log Soda Fountain and Fudgery.....	2,000±
Market Street House.....	1,700±
Log W.H Best Meat & Cheese Shop.....	1,200±
Maintenance Shop.....	3,900±
Cider Mill.....	900±
Festival Food Building.....	2,600±
Storage Shed.....	2,000±

An aerial, high-angle photograph of a large, multi-story building complex, likely a university or government facility. The central focus is a large, circular building with a prominent, multi-story tower or cupola on its roof. The building has a light-colored facade and numerous windows. Surrounding the circular building are several other large, rectangular buildings with similar architectural styles. The entire scene is overlaid with a semi-transparent, light-colored filter. The text "USE AGREEMENT" is centered over the image in a bold, dark red, serif font.

# USE AGREEMENT

# USE AGREEMENT

## AGREEMENT OF USE CONTRACT

May 11, 2018

It is the intent of this "Agreement of Use Contract" between Amish Acres, LLC (Seller) and Nappanee Power from the Past (Buyer) to clarify the uses by both parties of the divided land, buildings, furniture, fixtures, implements, equipment, gear, tools, personal property, etc. resulting from the sale dated May 7, 2018. The Buyer's land that includes twenty one (21) buildings is known as Parcel A, B and C (Exhibit A) for the purposes of this Agreement. (Party) shall refer to either (Seller) or (Buyer).

### BUYER AND SELLER AGREE TO THE FOLLOWING "AGREEMENT OF USE" CONTRACTUAL CONDITIONS:

1. Buyer will allow Seller to use the buildings, furniture, fixtures, implements, equipment, tools, gear and other miscellaneous items necessary for Amish Acres to carry out its historic interpretation of the farm's buildings through guided tours, demonstrations, buggy rides, wagon rides, and other existing practices as is being carried out at the time of closing of this transaction. Contents of the buildings include but are not limited to the attached list in Exhibit B.
2. This agreement shall be in perpetuity and follow future purchasers from Buyer, Seller and assignees or successors as included in the Purchase Contract.
3. Bill Kuhns will be engaged by the Seller to arrange all requirements necessary to close the purchase. Mr. Kuhns is handling the transaction as a consultant and not as a licensed real estate broker.
4. Buyer will maintain appropriate property insurance on all of the buildings included in the Parcel.
5. Buyer and Seller will each provide liability insurance and name each other as additional insureds and provide certificates of insurance to each other as requested.
- ✓ 6. Seller shall have access to certain buildings, including, but not limited to the Walnut Street House, maple sugar camp, and broom shop, that will be used to produce products for resale by the Seller.
7. When possible the Parcel being sold will follow existing fence rows and gravel lanes. When lanes are not easily intersected by straight lines the surveyor will use standard practices to determine the new property line taking the city's thirty foot easement into account.
8. Buyer is purchasing all buildings, furniture, fixtures, equipment, machinery, implements, gear, personal property, and additional contents "as is" without an inventory at time of the closing of this transaction.
9. Buyer will assume ownership and lease to Seller the buggies and horse drawn wagons for \$1.00 per year for each buggy and horse drawn vehicle, etc. for the purpose of giving rides to Seller's customers and Seller will provide preventative and safety ~~MAINTENANCE~~ maintenance. Seller will maintain liability insurance and provide certificate of insurance to Buyer.
10. All existing electric, gas and water lines between Seller's property and Buyer's property will remain in Seller's name for its use for as long as desired by Seller. Should Buyer wish to use any of these utilities, reimbursement shall be determined between the Parties.
11. Seller will be permitted to plant, maintain and harvest the farm's kitchen garden and pumpkin patch in their current locations.
12. Seller shall have the right to keep farm animals appropriate to the Seller's business. These shall include, but not be limited to, horses, cows, sheep, pigs, chickens, and peacocks. The barn and hog shed shall be used to house the above mentioned animals and Seller will provide feed and water. Seller will maintain liability insurance on the kept animals.
13. Buyer will provide reasonable grazing land for the animals.

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

# USE AGREEMENT

14. Seller will be permitted to maintain fires in the outdoor food drying house, bake oven, smoke house and under iron kettle and maintain fire extinguishers near the buildings.
15. Buyer and Seller shall have access to all current gravel lanes within the Parcel. Buyer will maintain shared lanes graded to drain in a reasonable fashion.
16. Seller retains ownership of inventory for resale at the time of the closing of this transaction.
17. Seller will be allowed to use all grounds and buildings for Amish Acres Arts & Crafts Festival and all other special events, including picnics, and weddings, in all ways necessary to produce the events as has been custom in the past. Seller shall not schedule any special events during any of Buyer's events as listed on its annual calendar.
18. Buyer will permit Seller to continue the storage of wood for splitting, mulch, shavings, etc. The location to be determined by buyer.
19. 16 acres of federal wetlands will be considered donated to Nappanee Power from the Past by Seller and will be known as the Pletcher Family Wetlands.
20. The wetlands are part of the United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Wetlands Reserve Program (WRP). Refer to "New Landowner Information on Wetlands and Easements" fact sheet
21. The landowner of the wetlands retains the rights to:
  1. Control of access
  2. Title and right to convey title
  3. Quiet enjoyment
  4. Undeveloped recreational uses
  5. Subsurface resources and water rights
  6. The Warranty Easement Deed is the overarching document governing the rights and prohibitions on the easement property. This document is recorded at the county courthouse and referenced as part of the title insurance documentation, at the time you purchased the property. The Warranty Easement Deed remains in effect, despite future changes to program policies and legislation, and should be referenced prior to any action on the property. The Seller's Warranty Easement Deed for the Wetlands Reserve Program is permanent (in perpetuity). Refer to attached Fact Sheet, New Landowners Information on Wetlands and Easements.
22. Power from the Past will erect and maintain an appropriate permanent sign designating the area as "Pletcher Family Wetlands Reserve." The sign will be designed by the Seller and mounted at the present openings between Amish Acres and the Wetlands.
23. Seller and Buyer shall maintain their respective Parcels with reasonable leaf raking, dropped fruit and nuts to appropriate standards during the fall season.
24. Installed fire sprinkling equipment and piping will be disconnected by the Seller but left intact.
25. Buyer shall snowplow fire lanes on a timely basis, making all buildings accessible to both parties.
26. Buyer and Seller will have reciprocal rights to use each other's parking areas for respective events.
27. Normal wear and tear from parking during events will be assumed by the owner of the respective Parcel without regard to the event causing such wear and tear.
28. Any and all permanent and temporary signage erected by either party that is directly in line of sight of either Seller or Buyer will be approved by both parties.
29. Any and all new buildings added to the purchased land by the Buyer shall be in consultation with the Seller as to the contextual appropriateness of the architectural style of the Seller's buildings. Final architectural design decisions belong solely to the Buyer.
30. Buyer shall keep grounds mown, landscaped, pruned and trimmed equal to the Seller's existing standards.

# USE AGREEMENT

31. Buyer shall continue to preserve, stabilize and restore the existing buildings to their original state and intended use by Seller, including but not limited to roofs, walls, doors, windows, interior and exterior painting, safe walkways, steps and handrails. Safety of both Party's visitors will be of utmost importance and hazards that may arise will be addressed immediately by the Buyer.
32. Minor repairs involving safety and cosmetics completed by the Seller with the Buyer's permission, will be billed on a time and materials basis, at an agreed upon labor rate per hour.
33. Co-op advertising opportunities may be created and purchased through Sellers advertising agency, Village Group Marketing, LLC.
34. Co-op publicity and press releases may be created and distributed by either party with the other party's approval.
35. Seller and Buyer shall maintain reciprocal website cross promotion of attractions and events.

## ACCEPTANCE OF AGREEMENT OF USE CONTRACT

The undersigned hereby agrees to the above terms and conditions specified above and accepted this

Buy signing, I/we have read and agreed to the above. This is a legally binding contract. Remedies for violations of the terms of this agreement of use contract will revert to those provided in the purchase contract between Amish Acres, LLC and Nappanee Power from the Past, LLC dated May 7, 2018.



# USE AGREEMENT

Amish Acres  
Parcels A, B, and C

## EXHIBIT A



Parcel A  
150' x 1400'  
4.821 A

Parcel B  
250' x 1700'  
9.757 A

Parcel C  
900' x 2050'  
42.355 A

Total Parcel Acres  
56.933 A

Amish Acres, LLC  
Nappanee, IN 46550  
01/18/18



An aerial, sepia-toned photograph of a farm. The central focus is a large, round, two-story barn with a gambrel roof and a cupola. To its left is a long, rectangular barn with a corrugated metal roof. In the background, there are several other farm buildings, including a house with a porch and a smaller structure. The foreground shows a dirt area and some wooden posts. The overall scene is a rural farmstead.

# TRAFFIC COUNTS

# TRAFFIC COUNTS



Indiana Department of  
Transportation



Traffic Count Database System (TCDS)

Disclaimer: The data is provided pursuant to the Indiana Open Records Act. It represents accurate reproductions of the records on file with the Indiana Department of Transportation; however, [... more](#)

List View

All DIRs

Record	<input type="button" value="⏪"/> <input type="button" value="⏴"/> <input type="text" value="1945"/> <input type="button" value="⏵"/> <input type="button" value="⏩"/>	of 27233	Goto Record	<input type="text"/>	<input type="button" value="go"/>
Location ID	200081	MPO ID			
Type	SPOT	HPMS ID			
On NHS	No	On HPMS	No		
LRS ID	22000000060000001	LRS Loc Pt.	1.7994505		
SF Group	U2_SWG	Route Type	US Route		
AF Group	U3_A	Route	06		
GF Group	U2_SWG	Active	Yes		
Class Dist Grp		Category			
Seas Clss Grp					
WIM Group					
QC Group	JUR2SHORT				
Funct'l Class	Minor Arterial	Milepost			
Located On	US 6 100 E/O DELAWARE ST LT				
Loc On Alias	US 6				
	PR	MP	PT		▼
Less Detail ▼					
County	Elkhart	FIPS County Code			
Community	-	# Lanes	0		
Jurisdiction	2	Surface Type			
District	Laporte	Count Cycle	3		
Control Section		Ctrl Section MP			
Perm Station	No	DOT ID			
WIM Station	No	Latitude	41.442871		
Virtual	No	Longitude	-86.024712		
Mega-Site	No	Speed Limit	40		
MPO	MACOG	LTPP	No		
UAB Name	NAPPANEE (S76)	State Owned	Yes		
Owner ID	indot	Rural/Urban	Urban		
Screenline IDs					
Days Since Last Count Check					
Collect w/State?	Yes				
<b>STATION DATA</b>					

Directions:








# TRAFFIC COUNTS

## AADT








Year	AADT	DHV-30	K %	D %	PA	BC	Src
2018	8,279	746	9	53	6,201 (75%)	2,077 (25%)	
2017	7,625 <sup>3</sup>		9	57	5,885 (77%)	1,739 (23%)	Grown from 2016
2016	7,557 <sup>3</sup>		9	57	5,833 (77%)	1,723 (23%)	Grown from 2015
2015	7,534 <sup>3</sup>		9	57	5,815 (77%)	1,718 (23%)	Grown from 2014
2014	7,372	660	9	57	5,690 (77%)	1,681 (23%)	








1-5 of 8


Travel Demand Model									
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT			
	Date	Int	Total
	Tue 6/26/2018	15	9,104
	Mon 6/25/2018	15	8,757
	Tue 9/9/2014	15	7,789
	Mon 9/8/2014	15	7,778
	Tue 6/14/2011	60	7,279
	Mon 6/13/2011	60	6,977
			

VOLUME TREND 	
Year	Annual Growth
2018	9%
2017	1%
2016	0%
2015	2%
2014	15%
2013	-1%
2012	0%

SPEED					
	Date	Int	Pace	85th	Total
	Tue 6/26/2018	15	40 - 50	50	9,104
	Mon 6/25/2018	15	40 - 50	50	8,757
	Tue 9/9/2014	15	40 - 50	49	7,789
	Mon 9/8/2014	15	40 - 50	49	7,778
	Tue 6/14/2011	60	40 - 50	50	7,279
	Mon 6/13/2011	60	40 - 50	50	6,977
					

CLASSIFICATION			
	Date	Int	Total
	Tue 6/26/2018	15	9,104
	Mon 6/25/2018	15	8,757
	Tue 9/9/2014	15	7,789
	Mon 9/8/2014	15	7,778
	Tue 6/14/2011	60	7,279
	Mon 6/13/2011	60	6,977
			

WEIGH-IN-MOTION 				
	Date	Axles	Avg GVW	Total
No Data				

PER VEHICLE				
	Date	Axles	85th	Total
No Data				

GAP			
	Date	Int	Total
No Data			

PARTIAL COUNT		
Date	Int	24-Hr Total
No Data		

NOTES/FILES		
	Note	Date
No Data		



An aerial, sepia-toned photograph of a large, multi-story building complex. The central feature is a large, circular structure with a prominent, multi-tiered dome roof. To the left, there is a long, rectangular building with a gabled roof. The entire complex is surrounded by other smaller buildings and a parking lot filled with cars. The text "UTILITIES MAP" is overlaid in a dark red, serif font across the middle of the image.

# UTILITIES MAP

# UTILITIES MAP



7256 Company Dr.  
Indianapolis, IN 46237  
(317) 888-1177



**COMMONWEALTH  
ENGINEERS, INC.**

A wealth of resources to master a common goal.

104 N. Main St.  
Crown Point, IN 46307  
(219) 900-9177

1419 W. Lloyd Expressway,  
Suite 401  
Evansville, IN 47710  
(812) 474-1177

9604 Coldwater Road,  
Suite 203  
Fort Wayne, IN 46825  
(260) 494-3223



NO SCALE

NAPPANEE, INDIANA

AMISH ACRES

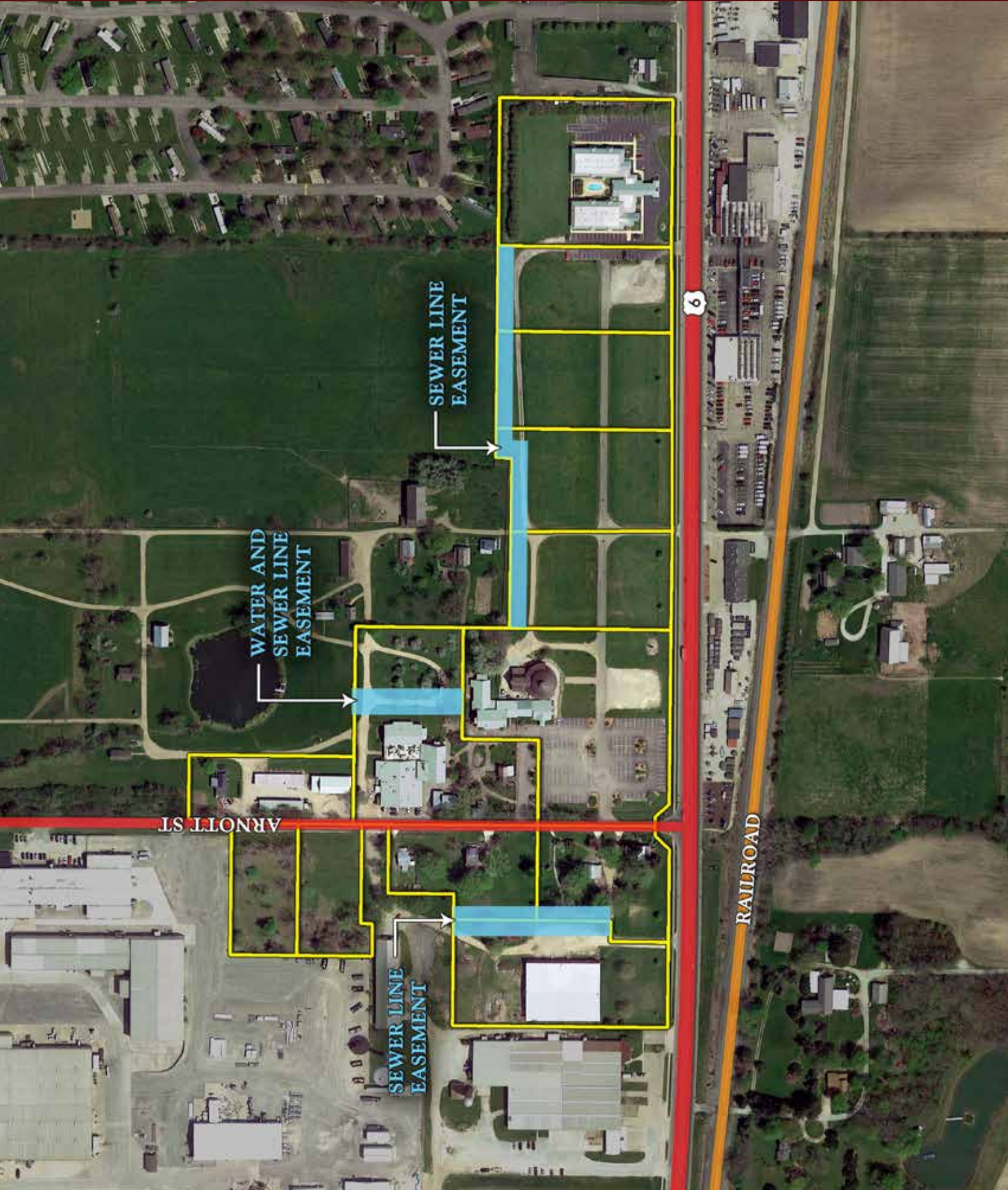
FIGURE





# POTENTIAL UTILITY EASEMENTS

# POTENTIAL UTILITY EASEMENTS





# COUNTY PROPERTY REPORTS

# COUNTY PROPERTY REPORTS

**20-13-35-276-006.000-021**  
**General Information**  
**Parcel Number**  
 20-13-35-276-006.000-021  
**Local Parcel Number**  
 13-35-276-006-021

**Tax ID:**  
 1335D  
**Routing Number**

**Property Class 300**  
 Vacant Land

**Year: 2019**  
**Location Information**

**County**  
 Elkhart  
**Township**  
 LOCKE TOWNSHIP  
**District 021 (Local 021)**  
 NAPPANEE LOCKE  
**School Corp 2285**  
 WA-NEE COMMUNITY

**Neighborhood 2137013-021**  
 2137013-Industrial-Acre-Town Publi

**Section/Plat**

**Location Address (1)**  
 COUNTY RD 3  
 NAPPANEE, IN 46550

**Zoning**  
 Z001 Residential  
**Subdivision**

**Lot**

**Market Model**  
 Industrial Market

**Characteristics**  
**Topography** Flood Hazard   
**Public Utilities** ERA   
 All   
**Streets or Roads** TIF   
 Paved

**Neighborhood Life Cycle Stage**  
 Static   
 Printed

**Review Group** 2015

**Data Source** N/A  
**Collector** 08/07/2015  
**Appraiser**

**PLETCHER INDUSTRIES INC AT**  
**Ownership**  
 PLETCHER INDUSTRIES INC ATTN P  
 1600 W Market St  
 Nappanee, IN 465501731

**Legal**  
 PT SE NE SEC 35 (TIF 79) .987A



**Valuation Records (Work In Progress values are not certified values and are subject to change)**

Assessment Year	2019	2018	2017	2016	2015
<b>Reason For Change</b>	WIP	AA	AA	Misc	Misc
<b>As Of Date</b>	02/01/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$9,700	\$9,700	\$9,700	\$9,700	\$9,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$9,700	\$9,700	\$9,700	\$9,700	\$9,700
<b>Improvement</b>	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$9,700	\$9,700	\$9,700	\$9,700	\$9,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$9,700	\$9,700	\$9,700	\$9,700	\$9,700

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')**

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
13 A	0	0.922000	\$10,500	\$10,500	\$9,681	0%	0%	1.0000	\$9,680
82 A	0	0.065000	\$1,560	\$1,560	\$101	-100%	0%	1.0000	\$00

**COUNTY RD 3**  
**300, Vacant Land**

**Date**  
 01/01/1900  
**Owner**  
 PLETCHER INDUSTR

**Doc ID**  
 CO / /

**Book/Page Adj Sale Price**  
 VI / / \$0 I

**2137013-Industrial-Acre-To**

1/2

**Land Computations**

Calculated Acreage	0.99
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.99
81 Legal Drain NV	0.00
82 Public Roads NV	0.06
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.92
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$9,700
<b>Total Value</b>	<b>\$9,700</b>

# COUNTY PROPERTY REPORTS

**20-13-35-277-004.000-021**  
**General Information**  
**Parcel Number**  
 20-13-35-277-004.000-021  
**Local Parcel Number**  
 13-35-277-004-021

**Tax ID:**  
 1335D  
**Routing Number**

**Property Class 511**  
 1 Family Dwell - Unplatted (0 to 9.9)

**Year: 2019**  
**Location Information**

**County**  
 Elkhart  
**Township**  
 LOCKE TOWNSHIP  
**District 021 (Local 021)**  
 NAPPANEE LOCKE  
**School Corp 2285**  
 WA-NEE COMMUNITY  
**Neighborhood 2150000-021**  
 2150000-Residential Acreage defau  
**Section/Plat**  
**Location Address (1)**  
 72355 COUNTY RD 3  
 NAPPANEE, IN 46550

**PLETCHER ENTERPRISES INC**  
**Ownership**  
 PLETCHER ENTERPRISES INC  
 1600 W Market St  
 Nappanee, IN 465501731

**Legal**  
 IN NE 5X10RDS-35RDS N OF SE COR SEC  
 35.30A 4X10RDS-31RDS N OF SE COR  
 NE (TIF 79) SEC 35.25A



**Valuation Records (Work In Progress values are not certified values and are subject to change)**

Assessment Year	2019	2019	2019	2018	2017	2016	2015
<b>Reason For Change</b>	WIP	AA	AA	AA	AA	Misc	Misc
<b>As Of Date</b>	02/20/2019	04/09/2019	01/01/2018	01/01/2018	01/01/2017	01/01/2016	03/01/2015
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300
Land Res (1)	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300	\$21,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$66,300	\$66,300	\$61,000	\$61,000	\$57,400	\$55,100	\$50,500
Imp Res (1)	\$65,300	\$65,300	\$60,000	\$60,000	\$56,500	\$54,100	\$49,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,000	\$1,000	\$1,000	\$1,000	\$900	\$1,000	\$900
<b>Total</b>	\$87,600	\$87,600	\$82,300	\$82,300	\$78,700	\$76,400	\$71,800
Total Res (1)	\$86,600	\$86,600	\$81,300	\$81,300	\$77,800	\$75,400	\$70,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,000	\$1,000	\$1,000	\$1,000	\$900	\$1,000	\$900

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
9 A	0	0.550000	\$26,900	\$38,736	\$21,305	0%	100%	1.0000	\$21,300

**Lot**  
**Market Model**  
 N/A

**Characteristics**  
**Topography**  
 Level   
**Flood Hazard**  
 Level   
**Public Utilities**  
 All   
**Streets or Roads**  
 Paved   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed

**72355 COUNTY RD 3**  
**511, 1 Family Dwell - Unplatted (0 to 9.9)**  
**2150000-Residential Acrea**  
**1/2**

**Ownership**  
**Date**  
 08/21/2009  
**Owner**  
 PLETCHER ENTERP  
**Doc ID**  
 3691  
**Code**  
 ME  
**Book/Page**  
 /  
**Adj Sale Price**  
 \$0  
**Price**  
 \$0  
**Notes**

**Res**

**Land Computations**

Calculated Acreage	0.55
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.55
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.55
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$21,300
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$21,300
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$21,300</b>

**Review Group** 2015  
**Data Source** N/A  
**Collector** 11/02/2015  
**Appraiser**

# COUNTY PROPERTY REPORTS

20-13-35-277-004.000-021

PLETCHER ENTERPRISES INC

72355 COUNTY RD 3

511, 1 Family Dwell - Unplatted (0 to 9.9

2150000-Residential Acrea

2/2

**General Information**

Occupancy  Single-Family

Description  Residential Dwelling

Story Height 1 1/2

Style N/A

Finished Area 1206 sqft

Make

**Plumbing**

# TF

Full Bath 1 3

Half Bath 0 0

Kitchen Sinks 1 1

Water Heaters 1 1

Add Fixtures 0 0

Total 3 5

**Floor Finish**

Earth

Tile

Slab

Carpet

Sub & Joint

Unfinished

Wood

Other

Parquet

**Accommodations**

Bedrooms 3

Living Rooms 1

Dining Rooms 0

Family Rooms 1

Total Rooms 7

**Heat Type**

Central Warm Air

**Roofing**

Built-Up

Metal

Asphalt

Slate

Tile

Wood Shingle

Other

**Exterior Features**

Plaster/Drywall

Unfinished

Paneling

Other

Fiberboard

**Wall Finish**

Plaster/Drywall

Unfinished

Paneling

Other

Fiberboard

**Roofing**

Built-Up

Metal

Asphalt

Slate

Tile

Wood Shingle

Other

**Exterior Features**

Plaster/Drywall

Unfinished

Paneling

Other

Fiberboard

**Roofing**

Built-Up

Metal

Asphalt

Slate

Tile

Wood Shingle

Other

**Exterior Features**

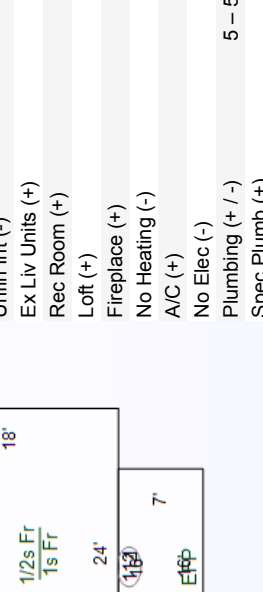
Plaster/Drywall

Unfinished

Paneling

Other

Fiberboard



Floor Constr	Base	Finish	Value	Totals
1 1Fr	774	774	\$61,200	
2				
3				
4				
1/4				
1/2 1Fr	432	432	\$17,100	
3/4				
Attic				
Bsmt	774	0	\$21,100	
Crawl				
Slab				
<b>Total Base</b>			\$99,400	
<b>Adjustments</b>			<b>1 Row Type Adj. x 1.00</b>	\$99,400
Unfin Int (-)			\$0	
Ex Liv Units (+)			\$0	
Rec Room (+)			\$0	
Loft (+)			\$0	
Fireplace (+)			\$0	
No Heating (-)			\$0	
A/C (+)			\$0	
No Elec (-)			\$0	
Plumbing (+ / -)			5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0	
Elevator (+)			\$0	
<b>Sub-Total, One Unit</b>			\$99,400	
<b>Sub-Total, 1 Units</b>			\$17,500	\$116,900
Exterior Features (+)			\$0	\$116,900
Garages (+) 0 sqft				
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.92
<b>Replacement Cost</b>				\$96,793

Description	Count	Value
Specialty Plumbing		

Summary of Improvements										
Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Age nd	Co nd	Base Rate	LCM	Adj Rate	RCN
1: Residential Dwelling	100%	1 1/2	1920	1920	99	A	\$20.85	0.92	\$20.85	\$96,793
2: Utility Shed	0%	1	2002	2002	17	A	\$20.85	0.92	\$20.85	\$1,473
<b>Total all pages</b>										
<b>Total this page</b>										

Summary of Improvements										
Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Age nd	Co nd	Base Rate	LCM	Adj Rate	RCN
1: Residential Dwelling	100%	1 1/2	1920	1920	99	A	\$20.85	0.92	\$20.85	\$96,793
2: Utility Shed	0%	1	2002	2002	17	A	\$20.85	0.92	\$20.85	\$1,473
<b>Total all pages</b>										
<b>Total this page</b>										

# COUNTY PROPERTY REPORTS

20-13-35-277-005.000-021

**General Information**

**Parcel Number**  
20-13-35-277-005.000-021  
**Local Parcel Number**  
13-35-277-005-021

**Tax ID:**  
1335D

**Routing Number**

**Property Class 511**  
1 Family Dwell - Unplatted (0 to 9.9

**Year: 2019**

**Location Information**

**County**  
Elkhart  
**Township**  
LOCKE TOWNSHIP  
**District 021 (Local 021)**  
NAPPANEE LOCKE  
**School Corp 2285**  
WA-NEE COMMUNITY  
**Neighborhood 2150000-021**  
2150000-Residential Acreage defau

**Section/Plat**

**Location Address (1)**  
72383 COUNTY RD 3  
NAPPANEE, IN 46550

**Zoning**  
Z001 Residential  
**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Flood Hazard  
Level   
**Public Utilities** ERA   
All   
**Streets or Roads** TIF   
Paved   
**Neighborhood Life Cycle Stage**  
Static  
Printed

Friday, April 26, 2019

**Review Group** 2015

72383 COUNTY RD 3

**Ownership**

**AMISH ACRES LLC**  
AMISH ACRES LLC  
1600 W Market St  
Nappanee, IN 465501799

**Legal**

100 FT X 165 FT W/SE COR NE1/4 428 FT SEC 35  
(TIF 79) .356A



**Res**

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2019	2019	2018	2017	2016	2015
<b>Reason For Change</b>	WIP	AA	AA	AA	Misc	Misc
<b>As Of Date</b>	02/20/2019	04/09/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$16,600	\$16,600	\$16,600	\$16,600	\$16,800	\$16,800
Land Res (1)	\$16,600	\$16,600	\$16,600	\$16,600	\$16,800	\$16,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$116,300	\$116,300	\$110,500	\$103,900	\$99,500	\$96,500
Imp Res (1)	\$116,300	\$116,300	\$110,500	\$103,900	\$99,500	\$96,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$132,900	\$132,900	\$127,100	\$120,500	\$116,300	\$113,300
Total Res (1)	\$132,900	\$132,900	\$127,100	\$120,500	\$116,300	\$113,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
9 A	0	0.356000	\$26,900	\$46,537	\$16,567	0%	100%	1.0000	\$16,570

**Land Computations**

Calculated Acreage	0.36
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.36
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.36
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$16,600
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$16,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$16,600</b>

2150000-Residential Acrea

**Notes**

**Data Source** N/A

**Collector** 12/01/2015

**Appraiser**

# COUNTY PROPERTY REPORTS

20-13-35-277-005.000-021

AMISH ACRES LLC

72383 COUNTY RD 3

511, 1 Family Dwell - Unplatted (0 to 9.9

2150000-Residential Acrea

2/2

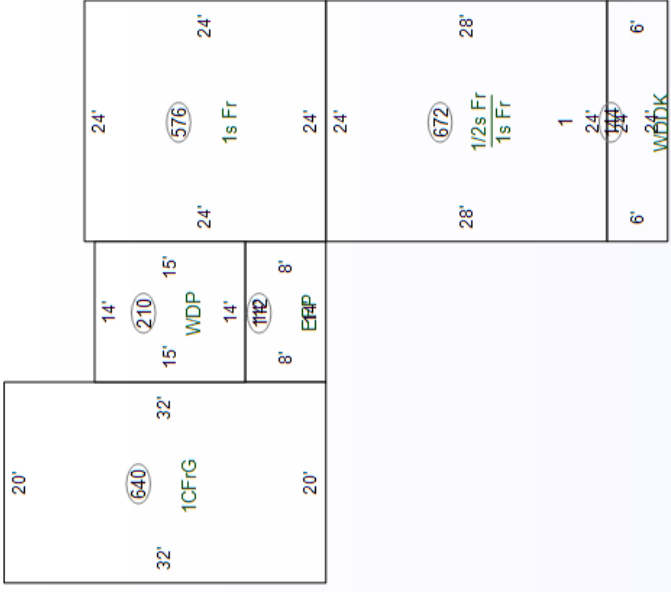
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Residential Dwelling	Full Bath	2
Story Height	1 1/2	Half Bath	0
Style	N/A	Kitchen Sinks	1
Finished Area	1920 sqft	Water Heaters	1
Make		Add Fixtures	0
		Total	4

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	1
<input type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	9

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt
	<input type="checkbox"/> Slate
	<input type="checkbox"/> Tile

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	112	\$6,600
Wood Deck	144	\$2,700
Patio, Treated Pine	210	\$1,100



Adjustments		1 Row Type Adj. x 1.00		Total Base	
Unfin Int (-)				\$131,600	\$131,600
Ex Liv Units (+)				\$0	\$0
Rec Room (+)				\$0	\$0
Loft (+)				\$0	\$0
Fireplace (+)	MS:1 MO:1			\$4,300	\$4,300
No Heating (-)				\$0	\$0
A/C (+)	1:1248 1/2:672			\$3,700	\$3,700
No Elec (-)				\$0	\$0
Plumbing (+/-)	8 - 5 = 3 x \$800			\$2,400	\$2,400
Spec Plumb (+)				\$0	\$0
Elevator (+)				\$0	\$0
<b>Sub-Total, One Unit</b>				<b>\$142,000</b>	<b>\$142,000</b>
<b>Sub-Total, 1 Units</b>				<b>\$152,400</b>	<b>\$152,400</b>
Exterior Features (+)				\$17,600	\$170,000
Garages (+) 640 sqft				\$17,600	\$170,000
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.92	
<b>Replacement Cost</b>				<b>\$148,580</b>	<b>\$148,580</b>

Specialty Plumbing		Summary of Improvements	
Description	Count	Value	
	6'		
	28'		
	1/2s Fr		
	1s Fr		
	1		
	24'		
	1/4"		
	W/D/K		
	6'		

Summary of Improvements		Res		Story		Eff		Eff		Base		Adj		Norm		Remain.		Abn		Improv	
Description	Eligibl	Height	Year	Built	Age	Co	nd	Rate	Rate	Rate	Rate	Rate	Rate	Dep	Value	Obs	Value	PC	Nbhd	Mkrt	Value
1: Residential Dwelling	100%	1 1/2	1958	1950	61	A		0.92						42%	\$86,180	0%	\$148,580	100%	1.350	1.0000	\$116,300
						Wood Frame															



# COUNTY PROPERTY REPORTS

**20-13-35-277-006.000-021**  
**General Information**  
**Parcel Number**  
 20-13-35-277-006.000-021  
**Local Parcel Number**  
 13-35-277-006-021

**Tax ID:**  
 1335D  
**Routing Number**

**Property Class 511**  
 1 Family Dwell - Unplatted (0 to 9.9)

**Year: 2019**  
**Location Information**

**County**  
 Elkhart  
**Township**  
 LOCKE TOWNSHIP  
**District 021 (Local 021)**  
 NAPPANEE LOCKE  
**School Corp 2285**  
 WA-NEE COMMUNITY  
**Neighborhood 2150000-021**  
 2150000-Residential Acreage defau  
**Section/Plat**  
**Location Address (1)**  
 COUNTY RD 3  
 NAPPANEE, IN 46550

**PLETCHER ENTRPRISES INC**  
**Ownership**  
 PLETCHER ENTRPRISES INC  
 1600 W Market St  
 Nappanee, IN 465501731

**Legal**  
 IN SE COR NE EX 3.56A EX .106A ROW SEC 35  
 (TIF 79)  
 1.514A



**Valuation Records (Work In Progress values are not certified values and are subject to change)**

Assessment Year	2019	2019	2018	2017	2016	2015
Reason For Change	WIP	AA	AA	AA	Misc	Misc
As Of Date	02/20/2019	04/09/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required						
<b>Land</b>	<b>\$32,600</b>	<b>\$32,600</b>	<b>\$32,600</b>	<b>\$32,600</b>	<b>\$32,600</b>	<b>\$30,500</b>
Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$3,600
<b>Improvement</b>	<b>\$73,900</b>	<b>\$67,800</b>	<b>\$67,800</b>	<b>\$64,000</b>	<b>\$61,400</b>	<b>\$75,700</b>
Imp Res (1)	\$69,300	\$63,600	\$63,600	\$59,700	\$57,200	\$73,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$4,600	\$4,200	\$4,200	\$4,300	\$4,200	\$2,500
<b>Total</b>	<b>\$106,500</b>	<b>\$100,400</b>	<b>\$100,400</b>	<b>\$96,600</b>	<b>\$94,000</b>	<b>\$106,200</b>
Total Res (1)	\$96,200	\$90,500	\$90,500	\$86,600	\$84,100	\$100,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$10,300	\$10,300	\$9,900	\$10,000	\$9,900	\$6,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
9 A	0	1.000000	\$26,900	\$26,900	\$26,900	0%	100%	1.0000	\$26,900
91 A	0	0.514000	\$11,000	\$11,000	\$5,654	0%	0%	1.0000	\$5,650

**Lot**

**Market Model**  
 N/A

**Characteristics**  
**Topography**  
 Level   
**Flood Hazard**  
 Level   
**Public Utilities**  
 All  ERA

**Streets or Roads**  
 Paved  TIF   
**Neighborhood Life Cycle Stage**  
 Static  Paved

**Review Group** 2015  
 Friday, April 26, 2019

**COUNTY RD 3**  
**511, 1 Family Dwell - Unplatted (0 to 9.9)**  
**2150000-Residential Acrea**  
**1/2**

**Ownership**  
**Date**  
 08/21/2009  
**Owner**  
 PLETCHER ENTRPRI  
**Doc ID**  
 3691  
**Code**  
 ME  
**Book/Page**  
 /  
**Adj Sale Price**  
 \$0  
**Price**  
 \$0  
**Notes**

**Transfer of Ownership**  
 01/01/1900  
**Owner**  
 PLETCHER REALTY I  
**Doc ID**  
 3691  
**Code**  
 ME  
**Book/Page**  
 /  
**Adj Sale Price**  
 \$0  
**Price**  
 \$0

**Res**

**Land Computations**

Calculated Acreage	1.51
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.51
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.51
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$26,900
91/92 Value	\$5,700
Supp. Page Land Value	\$0
CAP 1 Value	\$26,900
CAP 2 Value	\$0
CAP 3 Value	\$5,700
<b>Total Value</b>	<b>\$32,600</b>

**Data Source** N/A

**Collector** 12/01/2015

**Appraiser**

# COUNTY PROPERTY REPORTS

20-13-35-277-006.000-021

PLETCHER ENTRPRISES INC

COUNTY RD 3

511, 1 Family Dwell - Unplatted (0 to 9.9

2150000-Residential Acrea

2/2

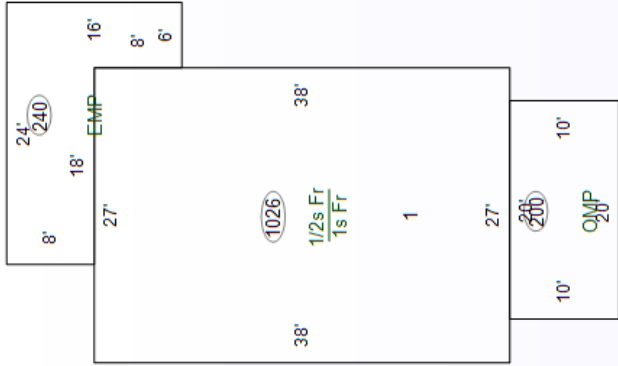
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Residential Dwelling	Full Bath	1 3
Story Height	1 1/2	Half Bath	1 2
Style	N/A	Kitchen Sinks	1 1
Finished Area	2052 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 7

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	1
<input type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	8

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		

Description	Area	Value
Porch, Enclosed Masonry	240	\$11,900
Porch, Open Masonry	200	\$7,100



Description	Count	Value
Specialty Plumbing	4	
	3	
	2	

Cost Ladder			
Floor Constr	Base	Finish	Value
1	7	1026	\$82,900
2			
3			
4			
1/4			
1/2	7	1026	\$30,100
3/4			
Attic			
Bsmt	1026	0	\$24,400
Crawl			
Slab			

Adjustments		Total Base
Unfin Int (-)	1 Row Type Adj. x 1.00	\$137,400
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1026 1/2:1026	\$3,600
No Elec (-)		\$0
Plumbing (+/-)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	
Sub-Total, 1 Units	\$142,600
Exterior Features (+)	\$19,000
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	\$161,600
Location Multiplier	0.85
Replacement Cost	0.92
	\$126,371

### Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1 1/2	1940	1940	79 F	\$49.02	0.92	\$49.02	3,078 sqft	\$126,371	65%	\$44,230	0%	100%	1,350 1.0000	\$59,700
2: Utility Shed	0%	1	2001	18 P	18 P	\$49.02	0.92	\$49.02	12'x14'	\$6,061	60%	\$2,420	0%	100%	1,350 1.0000	\$3,300
3: Lean-to	0%	1	2001	18 A	18 A	\$3.95	0.92	\$3.95	15'x28' x 8'	\$1,526	35%	\$990	0%	100%	1,350 1.0000	\$1,300
4: Detached Garage/Boat	100%	1	1940	79 A	79 A	\$38.25	0.92	\$38.25	18'x28'	\$14,189	50%	\$7,090	0%	100%	1,350 1.0000	\$9,600

Total all pages

\$73,900

Total this page

\$73,900

# COUNTY PROPERTY REPORTS

20-13-35-277-018.000-021

**General Information**

**Parcel Number**  
20-13-35-277-018.000-021  
**Local Parcel Number**  
13-35-277-018-021

**Tax ID:**  
1335D

**Routing Number**

**Property Class 350**  
Industrial Warehouse

**Year: 2019**

**Location Information**

**County**  
Elkhart  
**Township**  
LOCKE TOWNSHIP  
**District 021 (Local 021)**  
NAPPANEE LOCKE

**School Corp 2285**  
WA-NEE COMMUNITY

**Neighborhood 2137013-021**

2137013-Industrial-Acre-Town Publi

**Section/Plat**

**Location Address (1)**  
US 6  
NAPPANEE, IN 46550

**Zoning**  
Z001 Residential  
**Subdivision**

**Lot**

**Market Model**  
Industrial Market

**Characteristics**

**Topography**  Flood Hazard

**Public Utilities**

All  ERA

**Streets or Roads**

Paved  TIF

**Neighborhood Life Cycle Stage**

Static  Printed

Friday, April 26, 2019

**Review Group** 2015

PLETCHER ENTERPRISES INC

**Ownership**

PLETCHER ENTERPRISES INC  
1600 W Market St  
Nappanee, IN 465501731

**Legal**

PT SE NE 295X600FT EX .447A EX .153A ROW  
SEC 35 (TIF 79) 3.4A



**Valuation Records (Work In Progress values are not certified values and are subject to change)**

Assessment Year	2019	2019	2018	2017	2016	2015
<b>Reason For Change</b>	WIP	AA	AA	AA	Misc	Misc
<b>As Of Date</b>	02/01/2019	04/09/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$109,200	\$109,200	\$109,200	\$109,200	\$109,200	\$109,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$109,200	\$109,200	\$109,200	\$109,200	\$109,200	\$109,200
<b>Improvement</b>	\$229,300	\$229,300	\$229,300	\$166,600	\$166,600	\$173,000
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$229,300	\$229,300	\$229,300	\$166,600	\$166,600	\$173,000
<b>Total</b>	\$338,500	\$338,500	\$338,500	\$275,800	\$275,800	\$282,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$338,500	\$338,500	\$338,500	\$275,800	\$275,800	\$282,200

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')**

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
11 A	0	3.000000	1.00	\$35,000	\$35,000	\$105,000	0%	0%	1.0000	\$105,000
13 A	0	0.400000	1.00	\$10,500	\$10,500	\$4,200	0%	0%	1.0000	\$4,200

US 6

**Transfer of Ownership**

**Date**  
08/21/2009  
01/01/1900  
**Owner**  
PLETCHER ENTERP  
PLETCHER REALTY I  
**Doc ID**  
3691  
3691  
**Code**  
ME  
ME  
**Book/Page**  
/  
/  
**Adj Sale Price**  
\$0  
\$0  
**Price**  
\$0  
\$0

2137013-Industrial-Acre-To

**Notes**

**Land Computations**

Calculated Acreage	3.40
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.40
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.40
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$109,200
<b>Total Value</b>	<b>\$109,200</b>

**Appraiser**

**Collector** 05/06/2015

**Data Source** N/A



# COUNTY PROPERTY REPORTS

20-13-35-277-021.000-021

**General Information**

**Parcel Number**  
20-13-35-277-021.000-021  
**Local Parcel Number**  
13-35-277-021-021

**Tax ID:**  
13-35D

**Routing Number**

**Property Class 300**  
Vacant Land

**Year: 2019**

**Location Information**

**County**  
Elkhart  
**Township**  
LOCKE TOWNSHIP  
**District 021 (Local 021)**  
NAPPANEE LOCKE

**School Corp 2285**  
WA-NEE COMMUNITY

**Neighborhood 2137013-021**  
2137013-Industrial-Acre-Town Publi

**Section/Plat**

**Location Address (1)**  
ARNOTT ST  
NAPPANEE, IN 46550

**Zoning**  
Z001 Residential

**Subdivision**

**Lot**

**Market Model**  
Industrial Market

**Characteristics**

**Topography** Flood Hazard

**Public Utilities** ERA

**Streets or Roads** TIF

**Neighborhood Life Cycle Stage** Paved

**Static**  
Printed  
Friday, April 26, 2019

**Review Group** 2015

**Data Source** N/A

**Collector** 08/07/2015

**Appraiser**

AMISH ACRES LLC

**Ownership**

AMISH ACRES LLC  
1600 W MARKET ST  
NAPPANEE, IN 46550-1731

**Legal**

1613.43' S NE 1/4 SEC 35 1.01A (TIF 79)



Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2019	2019	2018	2017	2016	2015
<b>Reason For Change</b>	WIP	AA	AA	AA	Misc	Misc
<b>As Of Date</b>	02/01/2019	04/09/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$10,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$10,600
<b>Improvement</b>	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$10,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$10,600

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
13 A	0	0.940000	\$10,500	\$10,500	\$9,870	0%	0%	1.0000	\$9,870
82 A	0	0.070000	\$1,560	\$1,560	\$109	-100%	0%	1.0000	\$0

**Land Computations**

Calculated Acreage	1.01
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.01
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.94
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$9,900
<b>Total Value</b>	<b>\$9,900</b>

ARNOTT ST

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Price V/I
09/29/2014	AMISH ACRES LLC	4170	QC	/	\$0	I
09/29/2014	PLETCHER ENTERP	4169	CW	/	\$25,000	I
01/01/1900	G B S CORPORATIO	4169	CW	/	\$25,000	I

2137013-Industrial-Acre-To

**Notes**

# COUNTY PROPERTY REPORTS

2146023-Commercial-Acre-

499, Other Commercial Structures

1600 W MARKET

AMISH ACRES LLC

20-13-36-101-001.000-021

Notes

Transfer of Ownership

Ownership

AMISH ACRES LLC

General Information

AMISH ACRES LLC  
1600 W Market St  
Nappanee, IN 465501799

Date: 01/01/1900  
Owner: AMISH ACRES LLC  
Doc ID: CO / /  
Book/Page Adj Sale Price: VI \$0 / \$0 I

AMISH ACRES LLC  
1600 W Market St  
Nappanee, IN 465501799

Parcel Number: 20-13-36-101-001.000-021  
Local Parcel Number: 13-36-101-001-021

Parcel Number: 20-13-36-101-001.000-021  
Local Parcel Number: 13-36-101-001-021

Legal  
PT W 1/2 NW 1/4 61.801A SEC 36 17.661A

Legal  
PT W 1/2 NW 1/4 61.801A SEC 36 17.661A

Legal  
PT W 1/2 NW 1/4 61.801A SEC 36 17.661A

Legal  
PT W 1/2 NW 1/4 61.801A SEC 36 17.661A

Legal  
PT W 1/2 NW 1/4 61.801A SEC 36 17.661A

Property Class 499  
Other Commercial Structures

Property Class 499  
Other Commercial Structures

Property Class 499  
Other Commercial Structures

Property Class 499  
Other Commercial Structures

Property Class 499  
Other Commercial Structures

Year: 2019

Year: 2019

Year: 2019

Year: 2019

Year: 2019

Location Information

Location Information

Location Information

Location Information

Location Information

County: Elkhart

County: Elkhart

County: Elkhart

County: Elkhart

County: Elkhart

Township: LOCKE TOWNSHIP

Township: LOCKE TOWNSHIP

Township: LOCKE TOWNSHIP

Township: LOCKE TOWNSHIP

Township: LOCKE TOWNSHIP

District 021 (Local 021)

District 021 (Local 021)

District 021 (Local 021)

District 021 (Local 021)

District 021 (Local 021)

School Corp 2285

School Corp 2285

School Corp 2285

School Corp 2285

School Corp 2285

Neighborhood 2146023-021

Neighborhood 2146023-021

Neighborhood 2146023-021

Neighborhood 2146023-021

Neighborhood 2146023-021

Section/Plat

Section/Plat

Section/Plat

Section/Plat

Section/Plat

Location Address (1)

Location Address (1)

Location Address (1)

Location Address (1)

Location Address (1)

Zoning: Z001 Residential

Zoning: Z001 Residential

Zoning: Z001 Residential

Zoning: Z001 Residential

Zoning: Z001 Residential

Subdivision

Subdivision

Subdivision

Subdivision

Subdivision

Lot

Lot

Lot

Lot

Lot

Market Model: Commercial Market

Market Model: Commercial Market

Market Model: Commercial Market

Market Model: Commercial Market

Market Model: Commercial Market

Topography Level

Topography Level

Topography Level

Topography Level

Topography Level

Public Utilities: All

Public Utilities: All

Public Utilities: All

Public Utilities: All

Public Utilities: All

Streets or Roads: Paved

Streets or Roads: Paved

Streets or Roads: Paved

Streets or Roads: Paved

Streets or Roads: Paved

Neighborhood Life Cycle Stage: Static

Neighborhood Life Cycle Stage: Static

Neighborhood Life Cycle Stage: Static

Neighborhood Life Cycle Stage: Static

Neighborhood Life Cycle Stage: Static

Printed: Friday, April 26, 2019

Printed: Friday, April 26, 2019

Printed: Friday, April 26, 2019

Printed: Friday, April 26, 2019

Printed: Friday, April 26, 2019

Review Group: 2018

Review Group: 2018

Review Group: 2018

Review Group: 2018

Review Group: 2018

Data Source: Aerial

Data Source: Aerial

Data Source: Aerial

Data Source: Aerial

Data Source: Aerial

Collector: 02/06/2018

Collector: 02/06/2018

Collector: 02/06/2018

Collector: 02/06/2018

Collector: 02/06/2018

Angle

Angle

Angle

Angle

Angle

Appraiser

Appraiser

Appraiser

Appraiser

Appraiser

## Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2019	2019	2019	2018	2017	2016	2015
Reason For Change	WIP	AA	AA	AA	AA	Misc	Misc
As Of Date	02/21/2019	04/09/2019	01/01/2018	01/01/2018	01/01/2017	01/01/2016	03/01/2015
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required							
<b>Land</b>	<b>\$715,600</b>	<b>\$715,600</b>	<b>\$610,200</b>	<b>\$615,100</b>	<b>\$617,300</b>	<b>\$619,100</b>	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$32,700	\$37,600	\$39,800	\$41,600	\$41,600
Land Non Res (3)	\$715,600	\$715,600	\$577,500	\$577,500	\$577,500	\$577,500	\$577,500
<b>Improvement</b>	<b>\$817,800</b>	<b>\$817,800</b>	<b>\$1,248,700</b>	<b>\$1,208,900</b>	<b>\$1,225,400</b>	<b>\$1,205,900</b>	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$82,000	\$82,000	\$83,000	\$83,000
Imp Non Res (3)	\$817,800	\$817,800	\$1,248,700	\$1,126,900	\$1,143,400	\$1,122,900	\$1,122,900
<b>Total</b>	<b>\$1,533,400</b>	<b>\$1,533,400</b>	<b>\$1,858,900</b>	<b>\$1,824,000</b>	<b>\$1,842,700</b>	<b>\$1,825,000</b>	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$32,700	\$119,600	\$121,800	\$124,600	\$124,600
Total Non Res (3)	\$1,533,400	\$1,533,400	\$1,826,200	\$1,704,400	\$1,720,900	\$1,700,400	\$1,700,400

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 100' X 0', Cl 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
11 A	0	7.138	1.00	\$70,000	\$499,660	0%	0%	1.0000	\$499,660
13 A	0	10.284	1.00	\$21,000	\$215,964	0%	0%	1.0000	\$215,960
82 A	0	0.239	1.00	\$1,560	\$373	-100%	0%	1.0000	\$00

## Land Computations

Calculated Acreage	17.66
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	17.66
81 Legal Drain NV	0.00
82 Public Roads NV	0.24
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	17.42
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$715,600
<b>Total Value</b>	<b>\$715,600</b>

## Characteristics

Topography Level	<input type="checkbox"/>
Flood Hazard	<input type="checkbox"/>
Public Utilities	ERA <input type="checkbox"/>
All	<input type="checkbox"/>
Streets or Roads	TIF <input type="checkbox"/>
Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	Static <input type="checkbox"/>
Printed	Friday, April 26, 2019
Review Group	2018



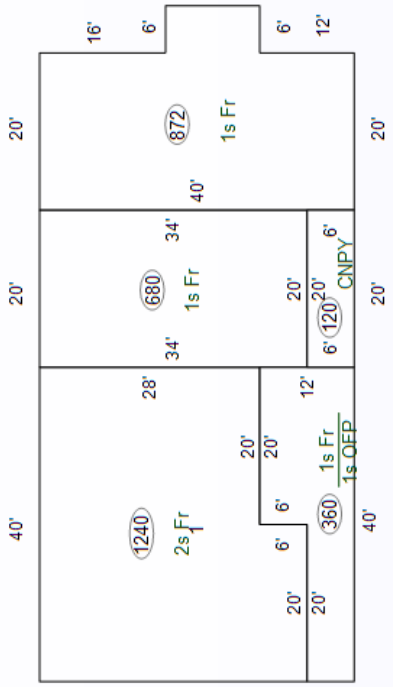
# COUNTY PROPERTY REPORTS

General Information	
Occupancy	C/I Building
Description	Mixed Use Com
Story Height	2
Type	N/A
Pre. Use	General Retail
Pre. Framing	Wood Joist
Pre. Finish	Finished Open
# of Units	0

SB	B	1	U
Wall Type	1(264')	1(160')	
Heating	2792 sqft	1600 sqft	
A/C	2792 sqft	1600 sqft	
Sprinkler	2792 sqft	1600 sqft	

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	8	8
Total	0	8	8

Exterior Features	
Description	Value
Porch, Open Frame	\$10,500



Pricing Key		GCM		GCM		GCM	
Use	GENRET	GENRET	GENRET	GENRET	GENRET	GENRET	GENRET
Use Area	872 sqft	1240 sqft	680 sqft	1240 sqft	1600 sqft	1600 sqft	1600 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	31.2%	24.4%	24.4%	44.4%	100.0%	100.0%	100.0%
Eff Perimeter	264'	264'	264'	264'	264'	264'	160'
PAR	9	9	9	9	9	9	10
# of Units / AC	0	0	0	0	0	0	0
Avg Unit sz/dpth	-1	-1	-1	-1	-1	-1	-1
Floor	1	1	1	1	1	1	2
Wall Height	8'	22'	8'	8'	14'	14'	14'

Floor/Use Computations	
<b>Base Rate</b>	<b>\$98.89</b>
Frame Adj	(\$8.90)
Wall Height Adj	(\$7.86)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$82.13</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$82.13</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$4.67
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$86.80</b>
<b>Sub-Total</b>	<b>\$105.14</b>
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$75,690</b>

Building Computations	
Sub-Total (all floors)	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$12,800
Other Plumbing	\$0
Special Features	\$3,240
Exterior Features	\$10,500
<b>Sub-Total (building)</b>	<b>\$411,997</b>
Quality (Grade)	\$411,998
Location Multiplier	0.92
<b>Repl. Cost New</b>	<b>\$379,037</b>

Summary of Improvements																
Res	Year	Eff	Eff	Co	Base	Rate	LCM	Rate	RCN	Size	Norm	Remain.	Abn	PC	Abn	Improv
Eligibl	Height	Year	Age	nd	Rate	Rate	Rate	Rate	Rate	sqft	Dep	Value	Obs	100%	Value	Value
1: Mixed Use Commercial	0%	2	1974	45	A		0.92		\$379,037	4,392 sqft	80%	\$75,610	0%	100%	\$107,632	\$91,000

Special Features	
Description	Value
Can, CT 120sqft	\$3,240

Other Plumbing	
Description	Value
Can, CT 120sqft	\$3,240

Summary of Improvements																
Res	Year	Eff	Eff	Co	Base	Rate	LCM	Rate	RCN	Size	Norm	Remain.	Abn	PC	Abn	Improv
Eligibl	Height	Year	Age	nd	Rate	Rate	Rate	Rate	Rate	sqft	Dep	Value	Obs	100%	Value	Value
1: Mixed Use Commercial	0%	2	1974	45	A		0.92		\$379,037	4,392 sqft	80%	\$75,610	0%	100%	\$107,632	\$91,000



# COUNTY PROPERTY REPORTS

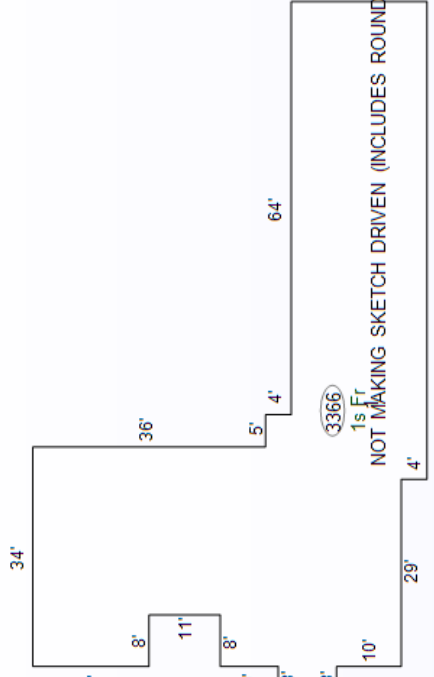
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0
Wall Type	SB	B	1 U
Heating			1(779')
A/C			14118 sqft
Sprinkler			14118 sqft

Plumbing RES/CI			
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	24	24
Total	0	24	24

Roofing			
	Built Up	Tile	Metal
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	Wood	Asphalt
	<input type="checkbox"/>	Other	

GCK Adjustments			
	Low Prof	Ext Sheat	Insulatio
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	Steel/GP	AluSR
	<input type="checkbox"/>	HGSR	PPS
	<input type="checkbox"/>		Sand Pnt

Exterior Features		Area	Value
Description			



Building Computations			
Sub-Total (all floors)	Garages	Value	
\$987,604	\$0	\$0	
Racquetball/Squash	Fireplaces		
Theater Balcony	Sub-Total (building)	\$1,026,004	
Plumbing	Quality (Grade)	\$1,026,005	
Other Plumbing	Location Multiplier	0.92	
Special Features	Repl. Cost New	\$943,923	
Exterior Features		\$0	

Summary of Improvements										
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate
1: Mixed Use Commercial	0%	1	Concrete	C	1967	52	A	0.92		

Floor/Use Computations										
Pricing Key	GENRET	GENRET	GENRET	GCM	GENRET	GENRET	GENRET	GCM	GENRET	GCM
Use	1332 sqft	2680 sqft	5711 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	2827 sqft	THEATRE
Area Not in Use	9.4%	19.0%	40.5%	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	779'	779'	779'	779'	779'	779'	779'	779'	779'	779'
Eff Perimeter	6	6	6	6	6	6	6	6	6	6
PAR	0	0	0	0	0	0	0	0	0	0
# of Units / AC	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1
Avg Unit sz/dpth	1	1	1	1	1	1	1	1	1	1
Floor	20'	10'	8'	26'						
Wall Height	\$75.10	\$75.10	\$75.10	\$75.10	\$75.10	\$75.10	\$75.10	\$75.10	\$75.10	\$75.10
Base Rate	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)	(\$8.90)
Frame Adj	\$5.22	(\$3.48)	(\$5.22)	\$5.22						
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00						
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00						
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00						
Adj Base Rate	\$71.42	\$62.72	\$60.98	\$60.98						
BPA Factor	1.00	1.00	1.00	1.00						
Sub Total (rate)	\$71.42	\$62.72	\$60.98	\$60.98						
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00						
Partitions	\$0.00	\$0.00	\$0.00	\$0.00						
Heating	\$0.00	\$0.00	\$0.00	\$0.00						
A/C	\$0.00	\$0.00	\$0.00	\$0.00						
Sprinkler	\$3.93	\$3.93	\$3.93	\$3.93						
Lighting	\$0.00	\$0.00	\$0.00	\$0.00						
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00						
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00						
S.F. Price	\$75.35	\$66.65	\$64.91	\$64.91						
Sub-Total	\$0.00	\$0.00	\$0.00	\$0.00						
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00						
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00						
Total (Use)	\$100,366	\$178,622	\$370,701	\$370,701						

# COUNTY PROPERTY REPORTS

20-13-36-101-001.000-021

AMISH ACRES LLC

1600 W MARKET

499, Other Commercial Structures

5/8

Floor/Use Computations		Special Features		Exterior Features	
Pricing Key	GCM	Description	Value	Description	Area
Use	UTLSTOR				
Use Area	1568 sqft				
Area Not in Use	0 sqft				
Use %	11.1%				
Eff Perimeter	779'				
PAR	6				
# of Units / AC	0				
Avg Unit sz lpth	-1				
Floor	1				
Wall Height	20'				
<b>Base Rate</b>	<b>\$44.38</b>				
Frame Adj	(\$11.68)				
Wall Height Adj	\$3.36				
Dock Floor	\$0.00				
Roof Deck	\$0.00				
<b>Adj Base Rate</b>	<b>\$36.06</b>				
BPA Factor	1.00				
<b>Sub Total (rate)</b>	<b>\$36.06</b>				
Interior Finish	\$0.00				
Partitions	\$0.00				
Heating	\$0.00				
A/C	\$3.99				
Sprinkler	\$2.97				
Lighting	\$0.00				
Unit Finish/SR	\$0.00				
GCK Adj.	\$0.00				
<b>S.F. Price</b>	<b>\$43.02</b>				
<b>Sub-Total</b>					
Unit Cost	\$0.00				
Elevated Floor	\$0.00				
<b>Total (Use)</b>	<b>\$67,455</b>				

Other Plumbing	
Description	Value

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	



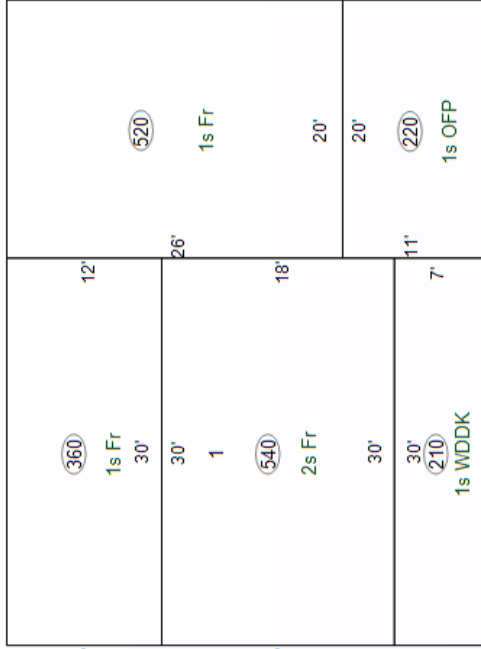
# COUNTY PROPERTY REPORTS

General Information	
Occupancy	C/I Building
Description	Mixed Use Com
Story Height	2
Type	N/A
Pre. Use	General Retail
Pre. Framing	Wood Joist
Pre. Finish	Finished Open
# of Units	0

SB	B	1	U
Wall Type	1(160')	1(96')	
Heating	1420 sqft	540 sqft	
A/C	1420 sqft	540 sqft	

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	Built Up	<input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	Other	
Water Heaters	0	GCK Adjustments	
Add Fixtures	0	Low Prof	<input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	Steel/GP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
	0	HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnt

Exterior Features	
Description	Area
Wood Deck	210
Porch, Open Frame	220
	Value
	\$3,300
	\$7,400



Pricing Key		GCM		GCM		GCM	
Use	GENRET	520 sqft	0 sqft	540 sqft	0 sqft	540 sqft	0 sqft
Area Not in Use	Use %	25.4%	36.6%	38.0%	100.0%		
Eff Perimeter	PAR	160'	160'	160'	160'		
# of Units / AC	Avg Unit sz/dpth	0	-1	-1	-1	0	0
26' Floor	Wall Height	14'	8'	9'	9'		

Floor/Use Computations	
Base Rate	\$115.04
Frame Adj	(\$8.90)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$106.14
BPA Factor	1.00
Sub Total (rate)	\$106.14
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$106.14
Sub-Total	\$93.00
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$50,170

Building Computations	
Sub-Total (all floors)	\$186,271
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$1,600
Other Plumbing	\$3,800
Special Features	\$0
Exterior Features	\$10,700
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$202,371
Quality (Grade)	\$161,898
Location Multiplier	0.92
Repl. Cost New	\$148,945

Summary of Improvements	
Year Built	1900
Eff Age	1933
Eff Age nd	86 A
Res Eligibl	0%
Story Height	2
Construction	Wood Frame
Grade	D
Base Rate	0.92
LCM	
Adj Rate	
Size	1,960 sqft
RCN	\$148,945
Norm Dep	80%
Remain. Value	\$29,790
Abn Obs	0%
PC Nbnhd	100%
Mkrt Value	\$47,671
Improv Value	\$35,700



# COUNTY PROPERTY REPORTS

20-13-36-177-002.000-021

**General Information**

**Parcel Number**  
20-13-36-177-002.000-021  
**Local Parcel Number**  
13-36-177-002-021

**Tax ID:**  
13-36B

**Routing Number**

**Property Class 410**  
Motel & Tourist Cabins

**Year: 2019**

**Location Information**

**County**  
Elkhart  
**Township**  
LOCKE TOWNSHIP  
**District 021 (Local 021)**  
NAPPANEE LOCKE  
**School Corp 2285**  
WA-NEE COMMUNITY  
**Neighborhood 2146023-021**  
2146023-Commercial-Acre-Fringe-

**Section/Plat**

**Location Address (1)**  
1202 W MARKET ST  
NAPPANEE, IN 46550

**Zoning**  
Z001 Residential  
**Subdivision**

**Lot**

**Market Model**  
Commercial Market

**Characteristics**

**Topography** Flood Hazard   
**Public Utilities** ERA   
All   
**Streets or Roads** TIF   
Paved   
**Neighborhood Life Cycle Stage**  
Static  
Printed

INN AT AMISH ACRES INC (THE)

**Ownership**

INN AT AMISH ACRES INC (THE)  
1234 W MARKET ST  
NAPPANEE, IN 46550-1726

**Legal**

PT,W1/2 E1/2 NW EX. 158A ROW SEC 36  
1.202A



**Commercial**

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2019	2019	2019	2018	2017	2016	2015
<b>Reason For Change</b>	WIP	AA	AA	AA	AA	Misc	Misc
<b>As Of Date</b>	04/01/2019	04/09/2019	01/01/2018	01/01/2018	01/01/2017	01/01/2016	03/01/2015
<b>Valuation Method</b>	Income Approach	Income Approach	Income Approach	Income Approach	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$84,100	\$84,100	\$84,100	\$84,100	\$84,100	\$84,100	\$84,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$84,100	\$84,100	\$84,100	\$84,100	\$84,100	\$84,100	\$84,100
<b>Improvement</b>	\$3,293,700	\$3,293,700	\$3,261,600	\$3,261,600	\$1,416,400	\$1,443,100	\$1,421,600
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$3,293,700	\$3,293,700	\$3,261,600	\$3,261,600	\$1,416,400	\$1,443,100	\$1,421,600
<b>Total</b>	\$3,377,800	\$3,377,800	\$3,345,700	\$3,345,700	\$1,500,500	\$1,527,200	\$1,505,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$3,377,800	\$3,377,800	\$3,345,700	\$3,345,700	\$1,500,500	\$1,527,200	\$1,505,700

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 100' X 0', Cl 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value Factor
11 A	0	1.202000	\$70,000	\$70,000	\$84,140	0%	0%	1.0000

**Land Computations**

Calculated Acreage	1.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.20
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.20
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$84,100
<b>Total Value</b>	<b>\$84,100</b>

1202 W MARKET ST

**Transfer of Ownership**

**Date**  
04/30/2015  
**Owner**  
INN AT AMISH ACRES  
**Doc ID**  
1056  
**Code**  
AF  
**Book/Page**  
/  
**Adj Sale Price**  
\$0  
**VI**  
I  
**Date**  
01/01/1900  
**Owner**  
NAPPANEE INN INC  
**Doc ID**  
1056  
**Code**  
AF  
**Book/Page**  
/  
**Adj Sale Price**  
\$0  
**VI**  
I

2146023-Commercial-Acre-

**Notes**

1/4

**Review Group** 2018

**Data Source** Aerial

**Collector** 02/06/2018

**Appraiser**

Angle



# COUNTY PROPERTY REPORTS

20-13-36-177-002.000-021    INN AT AMISH ACRES INC (THE)    1202 W MARKET ST    410, Motel & Tourist Cabins    2146023-Commercial-Acre-

Floor/Use Computations		Special Features		Exterior Features	
Pricing Key	GCR	Description	Value	Description	Area
Use	HOUNIT				
Use Area	8193 sqft				
Area Not in Use	0 sqft				
Use %	52.2%				
Eff Perimeter	436'				
PAR	5				
# of Units / AC	15 / N				
Avg Unit sz lpth	546				
Floor	2				
Wall Height	10'				
<b>Base Rate</b>	<b>\$45.70</b>				
Frame Adj	\$0.00				
Wall Height Adj	\$0.00				
Dock Floor	\$0.00				
Roof Deck	\$0.00				
<b>Adj Base Rate</b>	<b>\$45.70</b>				
BPA Factor	1.00				
<b>Sub Total (rate)</b>	<b>\$45.70</b>				
Interior Finish	\$0.00				
Partitions	\$0.00				
Heating	\$0.00				
A/C	(\$0.06)				
Sprinkler	\$3.75				
Lighting	\$0.00				
Unit Finish/SR	\$1.45				
GCK Adj.	\$0.00				
<b>S.F. Price</b>	<b>\$50.84</b>				
<b>Sub-Total</b>					
Unit Cost	\$0.00				
Elevated Floor	\$0.00				
<b>Total (Use)</b>	<b>\$416,532</b>				

Other Plumbing	
Description	Value

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	



# COUNTY PROPERTY REPORTS

**Notes**

**Ownership**

**Ownership**

**General Information**

**Date** 04/30/2015  
**Doc ID** 1056  
**Code** AF  
**Book/Page** /  
**Adj Sale Price** \$0  
**Price** \$0  
**VI** I

**Date** 01/01/1900  
**Owner** NAPPANEE, IN 46550-1726  
**Doc ID** 1056  
**Code** AF  
**Book/Page** /  
**Adj Sale Price** \$0  
**Price** \$0  
**VI** I

**Date** 02/21/2019  
**Owner** INN AT AMISH ACRES  
**Doc ID** 1056  
**Code** AF  
**Book/Page** /  
**Adj Sale Price** \$0  
**Price** \$0  
**VI** I

**Parcel Number** 20-13-36-177-010.000-021  
**Local Parcel Number** 13-36-177-010-021

**Tax ID:** 13-36B  
**Routing Number**

**Legal**  
 IN W1/2 E1/2 NW EX 1.46A SEC 36 1.70A

**Property Class** 409  
 Commercial Parcel Classified as Va

**Year:** 2019



**Commercial**

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	Reason For Change	2017	2018	2019	2020	2021
2019	WIP	AA	AA	AA	AA	Misc
02/21/2019	04/09/2019	01/01/2018	01/01/2018	01/01/2018	01/01/2018	03/01/2015
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>						
<b>Land</b>		\$84,700	\$84,700	\$84,700	\$84,700	\$84,700
Land Res (1)		\$0	\$0	\$0	\$0	\$0
Land Non Res (2)		\$0	\$0	\$0	\$0	\$0
Land Non Res (3)		\$84,700	\$84,700	\$84,700	\$84,700	\$84,700
<b>Improvement</b>		\$0	\$0	\$0	\$0	\$0
Imp Res (1)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)		\$0	\$0	\$0	\$0	\$0
<b>Total</b>		\$84,700	\$84,700	\$84,700	\$84,700	\$84,700
Total Res (1)		\$0	\$0	\$0	\$0	\$0
Total Non Res (2)		\$0	\$0	\$0	\$0	\$0
Total Non Res (3)		\$84,700	\$84,700	\$84,700	\$84,700	\$84,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
11 A	0	1.000000	\$70,000	\$70,000	\$70,000	0%	0%	1.0000	\$70,000
13 A	0	0.700000	\$21,000	\$21,000	\$14,700	0%	0%	1.0000	\$14,700

**Land Computations**

Calculated Acreage	1.70
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.70
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.70
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$84,700
<b>Total Value</b>	<b>\$84,700</b>

**Market Model**  
Commercial Market

**Topography** Flood Hazard   
 Public Utilities ERA   
 All   
 Streets or Roads TIF   
 Paved

**Neighborhood Life Cycle Stage**  
 Static  
 Printed Friday, April 26, 2019

**Review Group** 2018  
**Collector** 02/06/2018  
**Appraiser** Angie

**Data Source** Aerial  
**Angle**

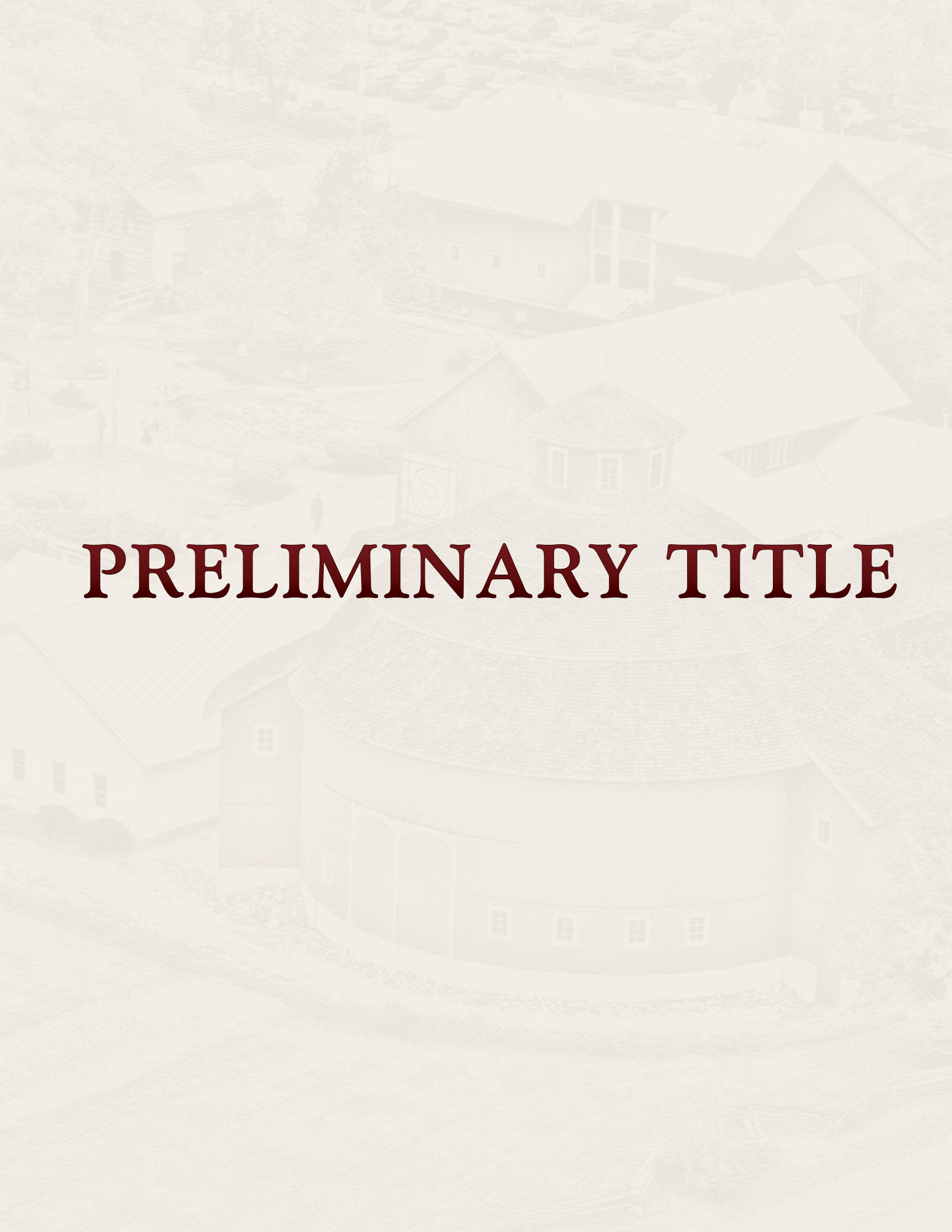
**Location Address (1)**  
1202 W MARKET ST  
NAPPANEE, IN 46550

**Zoning**  
Z001 Residential

**Subdivision**

**Lot**





**PRELIMINARY TITLE**

# PRELIMINARY TITLE

**Transaction Identification Data for reference only:**

Issuing Agent: Heritage Parke Title, LLC  
Issuing Office: 102 Heritage Pkwy, Nappanee, IN 46550-1156  
Issuing Office's ALTA® Registry ID: 1115221  
Loan ID No.: n/a  
Commitment No.: 190360  
Issuing Office File No.: 190360  
Property Address: 1600 W Market, Nappanee, IN 46550  
Arnott Street, Nappanee, IN 46550  
72383 County Road 3, Nappanee, IN 46550  
1202 W Market Street, Nappanee, IN 46550  
1202 W Market Street, Nappanee, IN 46550  
County Road 3, Nappanee, IN 46550  
72355 County Road 3, Nappanee, IN 46550  
County Road 3, Nappanee, IN 46550  
US 6, Nappanee, IN 46550

## SCHEDULE A

1. Commitment Date: November 8, 2019 at 12:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.  
Proposed Policy Amount:
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below, or proposed purchaser, its successors and/or assigns as their respective interests may appear.  
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Tracts 1-3: Amish Acres, LLC an Indiana Limited Liability Company  
TractS 4-5: The Inn at Amish Acres, Inc., an Indiana Corporation  
Tracts 6-9: Pletcher Enterprises, Inc., an Indiana Corporation

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

5. The Land is described as follows:

**Tract 1: (Parcel No. 20-13-36-101-001.000-021)**

The West Half of the Northwest Quarter of Section 36, Township 35 North, Range 4 East.

**LESS AND EXCEPTING THE FOLLOWING:**

The Plat of Amish Acres Minor Subdivision recorded in October 19, 2018 as Instrument No. 2018-21710 and in Plat Book 38, page 26, in the Office of the Recorder of Elkhart County, Indiana.

**LESS AND EXCEPTING THE FOLLOWING:**

A part of the West Half of the Northwest Quarter of Section 36, Township 35 North, Range 4 East, Elkhart County, Indiana, described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 0 degrees 24 minutes 56 seconds East, 24.370 meters (79.95 feet) along the West line of said Quarter Section; thence South 89 degrees 35 minutes 04 seconds East 6.096 meters (20.00 feet) to the Northeastern boundary of the intersection of Arnott Street (County Road 3) and U.S. R. 6; thence South 44 degrees 57 minutes 16 seconds East 13.389 meters (43.93 feet) along the boundary of the intersection of said Arnott Street and said U.S.R 6; thence South 88 degrees 41 minutes 08 seconds East 74.850 meters (245.57 feet); thence South 89 degrees 27 minutes 04 seconds East 100.000 meters (328.08 feet); thence North 89 degrees 47 minutes 06 seconds East 150.013 meters (492.17 feet); thence South 89 degrees 27 minutes 04 seconds East 62.993 meters (206.67 feet) to the East line of said Half Quarter Section; thence South 0 degrees 24 minutes 56 seconds West 6.856 meters (22.49 feet) along said East line to the North boundary of said U.S.R. 6; thence continuing South 0 degrees 24 minutes 56 seconds West 9.144 meters (30.00 feet) along said East line to the South line of said Quarter Section; thence North 89 degrees 27 minutes 04 seconds West 403.463 meters (1323.70 feet) along said South line to the point of beginning.

**Tract 2: (Parcel No. 20-13-35-277-021.000-021)**

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirty-five (35), Township thirty-five (35) North, Range Four (4) East, Locke Township, Elkhart County, Indiana being described as:

Beginning at a point on the east line of said section which is South 00 degrees 00 minutes 00 seconds West, (assumed bearing), 1613.43 feet, (1613.50 feet record), from the Northeast corner of said section; thence continuing along said East line and centerline of County Road #3, South 00 degrees 00 minutes 00 seconds West 150.00 feet; thence North 89 degrees 44 minutes 00 seconds West, 295.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 150.02 feet to an iron rod found on the South line of a tract of land conveyed to Tiara Motor Coach, Inc. in a Quit-Claim deed recorded in Volume 91, page 4821 in the records of Elkhart County; thence along said South line, South 89 degrees 44 minutes 00 seconds East, 295.00 feet to the point of beginning.

**Tract 3: (Parcel No. 20-13-35-277-005.000-021)**

A part of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, Elkhart County, Indiana and more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of aforesaid Section and running thence North on the East line of said Northeast Quarter, 428 feet to a point which is the beginning point of this description; thence West parallel with the South line of the Northeast Quarter aforementioned, 165 feet to an iron pipe;

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

thence North 100 feet parallel to the East line of said Northeast Quarter to an iron pipe; thence East 165 feet parallel to the South line of said Northeast Quarter; thence South 100 feet on the East line of the Northeast Quarter to the place of beginning.

## **Tract 4: (Parcel No. 20-13-36-177-002.000-021)**

A part of the Northwest Quarter of Section 36, Township 35 North, Range 4 East, more particularly described as follows:

Beginning on the South line of the Northwest Quarter of said Section, 1020 feet West of the center of said Section; thence North at right angles to the South line of the Northwest Quarter of said Section, 195 feet to an iron stake; thence West parallel with the South line of the Northwest Quarter of said Section approximately 306 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section; thence Southwardly along the West line of the Southeast Quarter of the Northwest Quarter of said Section to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section; thence East along the South line of the Northwest Quarter of said Section approximately 303 feet to the place of beginning.

## **LESS AND EXCEPTING THE FOLLOWING:**

A part of the Northwest Quarter of Section 36, Township 35 North, Range 4 East, Elkhart County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence North 89 degrees 27 minutes 04 seconds West 310.196 meters (1017.70 feet) (1020 feet by Instrument No. 89-013618) along the South line of said Quarter Section to the point of beginning of this description; thence continuing North 89 degrees 27 minutes 04 seconds West 93.267 meters (305.99 feet) along said South line to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section; thence North 0 degrees 24 minutes 56 seconds East 9.144 meters (30.00 feet) along the West line of said Quarter Section to the North boundary of U.S.R. 6; thence continuing North 0 degrees 24 minutes 56 seconds East 6.856 meters (22.49 feet) along said West line; thence South 89 degrees 27 minutes 04 seconds East 93.305 meters (306.12 feet); thence South 0 degrees 32 minutes 56 seconds West 6.856 meters (22.49 feet) along said East line to the North boundary of said U.S.R. 6; thence continuing South 0 degrees 32 minutes 56 seconds West 9.144 meters (30.00 feet) along said East line to the Point of Beginning.

## **Tract 5: (Parcel No. 20-13-36-177-010.000-021)**

A part of the East Half of the Northwest Quarter of Section 36, Township 35 North, Range 4 East, in the City of Nappanee, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter Section; thence North 89 degrees 32 minutes West along the South line of said Quarter Section 1020 feet to a Southwesterly corner of land conveyed to Shamrock Corporation, Inc. (Elkhart County Deed Record 342, page 360); thence North 0 degrees 28 minutes East along a Westerly line of said corporation's land 195 feet to an iron stake for the beginning point of this description; thence North 89 degrees 32 minutes West along a Southerly line of said corporation's land 306.94 feet to an iron stake on the West line of the East Half of said Quarter Section; thence North 0 degrees 20 minutes East along the West line of the East Half of said Quarter Section 250.44 feet; thence South 89 degrees 32 minutes East 307.52 feet; thence South 0 degrees 28 minutes West 250.44 feet to the place of beginning.

## **ALSO the right of an ingress and egress to the above described tract, in, over and through the following described easement:**

Commencing at the Southeast corner of the Northwest Quarter of Section 36, Township 35 North, Range 4 East; thence North 89 degrees 32 minutes West along the South line of said Quarter Section 1020 feet to a

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

Southwesterly corner of land conveyed to Shamrock Corporation, Inc. (Elkhart County Deed Record 342, page 360) for the beginning point of this description; thence North 0 degrees 28 minutes East along a Westerly line of said corporation's land and the Northerly extension thereof 265 feet; thence South 89 degrees 32 minutes East 40 feet; thence South 0 degrees 28 minutes West 265 feet to the South line of said Quarter Section; thence North 89 degrees 32 minutes West along the South line of said Quarter Section 40 feet to the place of beginning. (Per survey drawing of John W. Weaver dated September 19, 1978 and legal description of John W. Weaver dated November 28, 1978).

**Tract 6: (Parcel No. 20-13-35-276-006.000-021)**

That part of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, Locke Township, Elkhart County, Indiana being described as:

Beginning at a point on the East line of said Section and centerline of County Road #3, which is South 00 degrees 00 minutes 00 seconds East, 1763.43 feet from the Northeast corner of said Section; thence South 00 degrees 00 minutes 00 seconds East, 141.85; thence North 89 degrees 44 minutes 00 seconds West, 251.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 26.77 feet; thence North 89 degrees 44 minutes 00 seconds West, 43.87 feet; thence North 00 degrees 00 minutes 00 seconds East, 168.62 feet; thence South 89 degrees 44 minutes 00 seconds East, 294.87 feet to the point of beginning.

**Tract 7: (Parcel No. 20-13-35-277-004.000-021)**

Beginning at a point 35 rods North of the Southeast corner of the East Half of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, and running thence West 10 rods; thence North 5 rods; thence East 10 rods; thence South 5 rods to the place of beginning.

**ALSO:**

Beginning at a point 31 rods North of the Southeast corner of the Northeast Quarter of Section 35, Township 35 North, Range 4 East and running thence West 10 rods; thence North 4 rods; thence East 10 rods; thence South 4 rods to the place of beginning.

**Tract 8: (Parcel No. 20-13-35-277-006.000-021)**

Beginning at the Southeast corner of the East Half of the Northeast Quarter of Section 35, Township 35 North, Range 4 East; running thence West on the East and West Half Section line, 165 feet; thence North parallel with the East section line of said Section, 428 feet; thence East parallel with said East and West Half Section line of said Section; 165 feet to the East line of said Section; thence South on the East line of said Section 428 feet, to the place of beginning.

**LESS AND EXCEPTING THE FOLLOWING:**

A part of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, Elkhart County, Indiana, described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 55 minutes 25 seconds West 50.292 meters (165.00 feet) along the South line of said Quarter Section; thence North 0 degrees 24 minutes 56 seconds East 0.474 meters (1.56 feet) to the centerline of U.S.R. 6; thence along said centerline Westerly 89.934 meters (295.06 feet) along an arc to the right and having a radius of 3,492.751 meters (11,459.16 feet) and subtended by a long chord having a bearing of North 88 degrees 22 minutes 43 seconds West and a length of 89.932 meters (295.05 feet); thence North 0 degrees 24 minutes 56 seconds East 9.149 meters (30.02 feet); thence continuing North 0 degrees 24 minutes 56 seconds East 4.859 meters (15.94 feet); thence South 89 degrees 00 minutes 38 seconds East 77.419 meters (254.00 feet); thence Easterly

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

32.954 meters (108.12 feet) along an arc to the left and having a radius of 3,477.751 meters (11,409.94 feet) and subtended by a long chord having a bearing of South 89 degrees 10 minutes 47 seconds East and a length of 32.954 meters (108.12 feet); thence South 89 degrees 27 minutes 04 seconds East 13.562 meters (44.49 feet) to the Northwestern boundary of the intersection of said U.S.R. 6 and Arnott Street (County Road 3); thence North 47 degrees 48 minutes 41 seconds East 13.828 meters (45.37 feet) along the boundary of the intersection of said U.S.R. 6 and said Arnott Street to the West boundary of said Arnott Street; thence South 89 degrees 35 minutes 04 seconds East 6.096 meters (20.00 feet) to the East line of said Section; thence South 0 degrees 24 minutes 56 seconds West 24.398 meters (80.05 feet) to the point of beginning.

**SUBJECT** to the Indiana State Highway Commission Right of Way Grant recorded August 12, 1963 as Deed Record 247, page 113, Elkhart County Records.

**Tract 9: (Parcel No. 20-13-35-277-018.000-021)**

A part of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, more particularly described as follows:

Commencing at a stone at the Northeast corner of said Section; thence South 0 degrees 24 minutes West along the East line of said Section 1971.4 feet to a railroad spike; thence North 89 degrees 46 minutes West 165 feet to an iron stake; thence South 0 degrees 24 minutes West to a point that is North 0 degrees 24 minutes East 600 feet from the centerline of U.S. Highway 6 for the point of beginning of this description; thence North 89 degrees 44 minutes West 295 feet; thence South 0 degrees 24 minutes West to the centerline of said U.S. Highway 6; thence East along the centerline of U.S. Highway 6, 295.06 feet; thence North 0 degrees 24 minutes East 600 feet to the point of beginning.

**LESS AND EXCEPTING THE FOLLOWING:**

That part of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, Locke Township, Elkhart County, Indiana being described as:

Beginning at a point which is South 00 degrees 00 minutes 00 seconds West, 76.00 feet from a found iron pipe which is North 89 degrees 44 minutes 00 seconds West, 165.00 feet from a found railroad spike on the East line of said Section and centerline of County Road #3 which is South 00 degrees 00 minutes 00 seconds East, 1971.25 feet from the Northeast corner of said Section; thence South 00 degrees 00 minutes 00 seconds East, 66.00 feet; thence North 89 degrees 44 minutes 00 seconds West, 295.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 66.00 feet; thence South 89 degrees 44 minutes 00 seconds East, 295.00 feet to the point of beginning.

**LESS AND EXCEPTING THE FOLLOWING:**

A part of the Northeast Quarter of Section 35, Township 35 North, Range 4 East, Elkhart County, Indiana, described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 55 minutes 25 seconds West 50.292 meters (165.00 feet) along the South line of said Quarter Section; thence North 0 degrees 24 minutes 56 seconds East 0.474 meters (1.56 feet) to the centerline of U.S.R. 6; thence along said centerline Westerly 89.934 meters (295.06 feet) along an arc to the right and having a radius of 3,492.751 meters (11,459.16 feet) and subtended by a long chord having a bearing of North 88 degrees 22 minutes 43 seconds West and a length of 89.932 meters (295.05 feet); thence North 0 degrees 24 minutes 56 seconds East 9.149 meters (30.02 feet); thence continuing North 0 degrees 24 minutes 56 seconds East 4.859 meters (15.94 feet); thence South 89 degrees 00 minutes 38 seconds East 77.419 meters (254.00 feet); thence Easterly 32.954 meters (108.12 feet) along an arc to the left and having a radius of 3,477.751 meters (11,409.94 feet)

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





# PRELIMINARY TITLE

and subtended by a long chord having a bearing of South 89 degrees 10 minutes 47 seconds East and a length of 32.954 meters (108.12 feet); thence South 89 degrees 27 minutes 04 seconds East 13.562 meters (44.49 feet) to the Northwestern boundary of the intersection of said U.S.R. 6 and Arnott Street (County Road 3); thence North 47 degrees 48 minutes 41 seconds East 13.828 meters (45.37 feet) along the boundary of the intersection of said U.S.R. 6 and said Arnott Street to the West boundary of said Arnott Street; thence South 89 degrees 35 minutes 04 seconds East 6.096 meters (20.00 feet) to the East line of said Section; thence South 0 degrees 24 minutes 56 seconds West 24.398 meters (80.05 feet) to the point of beginning.

Heritage Parke Title, LLC



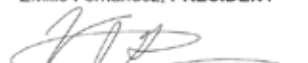
Stephanie J. Douwsma, Authorized Signatory

**NORTH AMERICAN TITLE INSURANCE COMPANY**

BY

  
Emilio Fernandez, **PRESIDENT**

ATTEST

  
Valerie Jahn-Grandin, **SECRETARY**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instrument in insurable form which must be properly executed, delivered and duly
  - a. Warranty Deed from Fee Owner(s) to Proposed Insured Owner(s)
  - b. Mortgage securing loan of Proposed Insured Mortgagee, if any
  - c. Release(s) of Mortgage(s) as shown in Schedule B, II, if any
6. Effective July 1, 2009, IC 27-7-3.7 concerning Good Funds in real estate transactions requires funds from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds in an amount less than \$10,000.00 must be Good Funds in accordance with IC 27-7-3.7.
7. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless it includes the following statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." Indiana Code Section 36-2-11-15.
8. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
9. By virtue of Indiana Code 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of each policy for each policy issued in conjunction with a closing on or after July 1, 2006. The fee should be designated as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
10. Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-213) requires title companies to charge a fee for closing protection letters in real estate transactions in which a title insurance company or its authorized agents is the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request.
11. For each policy to be issued as identified in Schedule A. Item 2, the Company shall not be liable under this Commitment until it receives the specific identity of the Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

things, additional exceptions or requirements after the designation of the Proposed Insured.

12. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. A commitment to issue an Owner's Policy of Title Insurance should reflect the purchase price or full value of the Land.
13. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
14. We must be provided with a copy of the Certificate and Articles of Organization for Amish Acres LLC stating that it is an established limited liability company in the State of Indiana.
15. We must be provided with written consent or resolution of Directors of persons authorized to sign for Amish Acres LLC.
16. We must be provided with a copy of the Certificate and Articles of Incorporation for The Inn at Amish Acres, Inc. stating that it is an established corporation in the State of Indiana.
17. We must be provided with written consent or resolution of Managers, if manager managed then manager written consent, of persons authorized to sign for The Inn at Amish Acres, Inc.
18. We must be provided with a copy of the Certificate and Articles of Incorporation for Pletcher Enterprises, Inc. stating that it is an established corporation in the State of Indiana.
19. We must be provided with written consent or resolution of Directors of persons authorized to sign for Pletcher Enterprises, Inc.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

## SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public record.
3. Easements or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Taxes for the year 2018 payable in 2019 are as follows:  
Parcel Number: 20-13-36-101-001.000-021(**TRACT 1**)  
Township: Locke  
Assessed in the name of: Amish Acres LLC  
Legal: PT W1/2 NW1/4; 61.801A; SEC 36; 17.661A  
Spring Installment                      \$28513.76 - PAID  
Fall Installment                            \$28513.76 - PAID

Assessed Valuations:	2018-2019
Land	\$ 610200
Improvements	\$ 1248700
Exemptions (Mortgage)	\$ 0
Exemptions (Homeowners)	\$ 0
Exemptions (Supp. HC)	\$ 0
Exemptions	\$ 0
Net Valuations	\$ 1858900

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

8. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-36-277-021.000-021(**TRACT 2**)

Township: Locke

Assessed in the name of: Amish Acres LLC

Legal: 1613.43' S NE COR NE1/4 SEC 35 1.01A (TIF 79)

Spring Installment \$152.73 - PAID

Fall Installment \$152.73 - PAID

Assessed Valuations:	2018-2019
Land	\$ 9700
Improvements	\$ 0

Exemptions (Mortgage)	\$ 0
Exemptions (Homeowners)	\$ 0
Exemptions (Supp. HC)	\$ 0
Exemptions	\$ 0

Net Valuations \$ 9700

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

9. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-35-277-005.000-021(**TRACT 3**)

Township: Locke

Assessed in the name of: Amish Acres LLC

Legal: 100 FT X 165 FT W SE COR NE1/4 428 FT SEC 35; (TIF 79); .356A

Spring Installment \$1325.27 - PAID

Fall Installment \$1325.27 - PAID

Assessed Valuations:	2018-2019
Land	\$ 16600
Improvements	\$ 110500

Exemptions (Mortgage)	\$ 0
Exemptions (Homeowners)	\$ 0
Exemptions (Supp. HC)	\$ 0
Exemptions	\$ 0

Net Valuations \$ 127100

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

10. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-36-177-002.000-021(**TRACT 4**)

Township: Locke

Assessed in the name of: The Inn at Amish Acres Inc

Legal: PT W1/2 E1/2 NW EX .158A ROW; SEC 36; 1.202A

Spring Installment \$51614.11 - PAID

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

Fall Installment \$51614.11 - PAID

Assessed Valuations: 2018-2019  
Land \$ 84100  
Improvements \$ 3261600

Exemptions (Mortgage) \$ 0  
Exemptions (Homeowners) \$ 0  
Exemptions (Supp. HC) \$ 0  
Exemptions \$ 0

Net Valuations \$ 3345700

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

11. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-36-177-010.000-021(**TRACT 5**)

Township: Locke

Assessed in the name of: The Inn at Amish Acres Inc

Legal: IN W1/2 E1/2 NW EX 1.46A; SEC 36; 1.70A

Spring Installment \$1306.67 - PAID

Fall Installment \$1306.67 - PAID

Assessed Valuations: 2018-2019  
Land \$ 84700  
Improvements \$ 0

Exemptions (Mortgage) \$ 0  
Exemptions (Homeowners) \$ 0  
Exemptions (Supp. HC) \$ 0  
Exemptions \$ 0

Net Valuations \$ 84700

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

12. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-35-276-006.000-021(**TRACT 6**)

Township: Locke

Assessed in the name of: Pletcher Enterprises Inc

Legal: PT SE NE SEC 35; .987A; (TIF 79)

Spring Installment \$149.64 - PAID

Fall Installment \$149.54 - PAID

Assessed Valuations: 2018-2019  
Land \$ 9900  
Improvements \$ 0

Exemptions (Mortgage) \$ 0  
Exemptions (Homeowners) \$ 0

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

Exemptions (Supp. HC)           \$       0  
Exemptions                         \$       0

Net Valuations                     \$       9900

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

13. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-35-277-004.000-021(**TRACT 7**)

Township: Locke

Assessed in the name of: Pletcher Enterprises Inc

Legal: IN NE 5X10RDS-35RDS N OF SE; COR SEC 35 .30A; 4X10RDS-31RDS N OF SE COR NE (TIF 79); SEC 35; .25A

Spring Installment                 \$863.13 - PAID

Fall Installment                    \$863.13 - PAID

Assessed Valuations:             2018-2019  
Land                                 \$       21300  
Improvements                     \$       61000

Exemptions (Mortgage)           \$       0  
Exemptions (Homeowners)       \$       0  
Exemptions (Supp. HC)           \$       0  
Exemptions                         \$       0

Net Valuations                     \$       82300

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

14. Taxes for the year 2018 payable in 2019 are as follows:

Parcel Number: 20-13-35-277-006.000-021(**TRACT 8**)

Township: Locke

Assessed in the name of: Pletcher Enterprises Inc

Legal: IN SE COR NE EX 3.56A EX .106A ROW SEC 35; (TIF 79); 1.514A

Spring Installment                 \$1096.36 - PAID

Fall Installment                    \$1096.36 - PAID

Assessed Valuations:             2018-2019  
Land                                 \$       32600  
Improvements                     \$       67800

Exemptions (Mortgage)           \$       0  
Exemptions (Homeowners)       \$       0  
Exemptions (Supp. HC)           \$       0  
Exemptions                         \$       0

Net Valuations                     \$       100400

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

15. Taxes for the year 2018 payable in 2019 are as follows:

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006 - 2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# PRELIMINARY TITLE

Parcel Number: 20-13-35-277-018.000-021(TRACT 9)

Township: Locke

Assessed in the name of: Pletcher Enterprises Inc.

Legal: PT SE NE 295X600FT EX .447A; EX .153A ROW SEC 35; (TIF 79); 3.4A

Spring Installment \$5222.04 - PAID

Fall Installment \$5222.04 - PAID

Assessed Valuations:	2018-2019
Land	\$ 109200
Improvements	\$ 229300

Exemptions (Mortgage)	\$ 0
Exemptions (Homeowners)	\$ 0
Exemptions (Supp. HC)	\$ 0
Exemptions	\$ 0

Net Valuations \$ 338500

Taxes for the year 2019 are now a lien but are not due and payable until 2020.

16.

***Specific lien information has been redacted. All liens are to be satisfied and removed prior to closing.***

17.

18. Right-of-way of U.S. 6 along the South side of said tracts 1, 4, 8 and 9.

19. Right-of-way of Arnott St. (County Road 3) along the West side of said tract 1.

20. Right-of-way of Arnott St. (County Road 3) along the East side of said tracts 2, 3, 6, 7 and 8.

21. Subject to a Perpetual Easement for the construction, installation, maintenance and repair of public sewers and water mains between Amish Acres LLC, an Indiana Corporation as Grantor and City of Nappanee, Elkhart County, State of Indiana, as Grantee recorded February 2, 1971 as Deed Record 309, page 531, Elkhart County Records. (Affects Tract 1)

22. Subject to a Perpetual Easement for the construction, installation, maintenance and repair of public sewers and water mains between Amish Acres LLC, an Indiana Corporation as Grantor and City of Nappanee, Elkhart County, State of Indiana, as Grantee recorded February 2, 1971 as Deed Record 309, page 533, Elkhart County Records. (Affects Tract 5)

23. Right of First Refusal to Purchase Real Estate and Business Assets between Amish Acres, LLC and Nappanee Power from the Past, Inc. dated August 27, 2018 and recorded September 4, 2018 as Instrument No. 2018-18258, Elkhart County Records.(Affects Tract 1)

24. Agreement of Use Contract between Amish Acres LLC and Nappanee Power from the Past, Inc. dated May 11, 2018 and recorded September 4, 2018 as Instrument No. 2018-18259, Elkhart County Records. (Affects Tract 1)

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





An aerial photograph of a large, multi-acre property. The central feature is a large, round, two-story barn with a dark roof and a small cupola on top. To the left of the barn is a large, rectangular building with a light-colored roof. In the background, there are several other buildings, including a large house with a prominent chimney and a smaller structure. The property is surrounded by trees and a fence line is visible in the foreground. The text "PROPERTY PHOTOS" is overlaid in the center of the image.

# PROPERTY PHOTOS

TRACTS 1-5, 13



TRACTS 3-6, 10



TRACTS 5-7, 10-12



TRACTS 5-7, 11-12



TRACTS 5-6



TRACTS 4-6, 8, 10



TRACT 6



TRACTS 7, 11-12



TRACTS 1-10, 13



TRACT 9



TRACTS 8-10



TRACT 6





 **SCHRADER**  
*Real Estate and Auction Company, Inc.*

950 North Liberty Drive, Columbia City, IN 46725  
800.451.2709 • 260.244.7606 • [www.schraderauction.com](http://www.schraderauction.com)

