

Important Dekalb County **LAND AUCTION**

151[±]
acres
Offered in 5 Tracts or Combinations

- 147.13 FSA Tillable Acres
- Beautiful Potential Homestead & Development Sites
- Several Tracts Across the Road from Auburn City Limits
 - Visibility from I-69
 - 2022 Farming Rights
- Tracts Ranging from 6.5[±] to 114[±] Acres

INFORMATION BOOK

Monday,
March 28 • 6pm EST

Held at the Dekalb County Fairgrounds, Auburn, IN 46706

800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Seller: West Edge Park LLC



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in tracts, any combination of tracts, & as a total 151± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

INSPECTIONS & APPROVALS: There is no current approval from the DeKalb County Planning that any of the parcels can be built upon & if a purchaser wants to build on one of the parcels it is their obligation to obtain such information & approval from DeKalb County. All inspections are

the obligations of the potential buyer.

CLOSING: The targeted closing date will be 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay 2021 real estate taxes due & payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates has been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's 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.

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

SURVEY: Any need for a new survey shall be determined solely by the Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representa-

tives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's 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.**

AUCTION MANAGERS: Dean Rummel • 260.343.8511 #AU08801377 & Luke Schrader • 260.229.7089 #AU12100009

AUCTION COMPANY: Schrader Real Estate & Auction Company, Inc. #AC63001504

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, MARCH 28, 2022

151+ ACRES – DEKALB COUNTY, 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 or fax to 260-244-4431, no later than Monday, March 21, 2022.
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
151± Acres • Dekalb County, Indiana
Monday, March 28, 2022

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 Monday, March 28, 2022 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) 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; email: auctions@schraderauction.com

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, Monday, March 21, 2022**. Send your deposit and return this form via email to: **auctions@schraderauction.com**.

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 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



AUCTION LOCATION: DeKalb County Fairgrounds • 708 S Union St, Auburn, IN 46706

From I-69 take exit 329 to SR 8 and head east for a mile and a half. Then turn right to head south on South Union St. The property will be on your left.

DIRECTIONS TO TRACTS 1 + 2: *From I-69 take exit 329 to SR 8 and head east for half a mile. Then turn left to head north on N Grandstaff Dr. Continue onto North Street heading east, then turn left to head north on CR 27. After a ¼ of a mile turn left onto CR 36A. Tract 1 will be on your right after a ¼ of a mile, and tract 2 will be on your right after another ¼ of a mile.*

DIRECTIONS TO TRACTS 3-5: *From I-69 take exit 329 to SR 8 and head west for a mile then head north on CR 19. After one mile head back east on CR 40 for a mile then turn left onto CR 36A. After half a mile turn east onto CR 38, and the properties will be on your left in a quarter of a mile.*

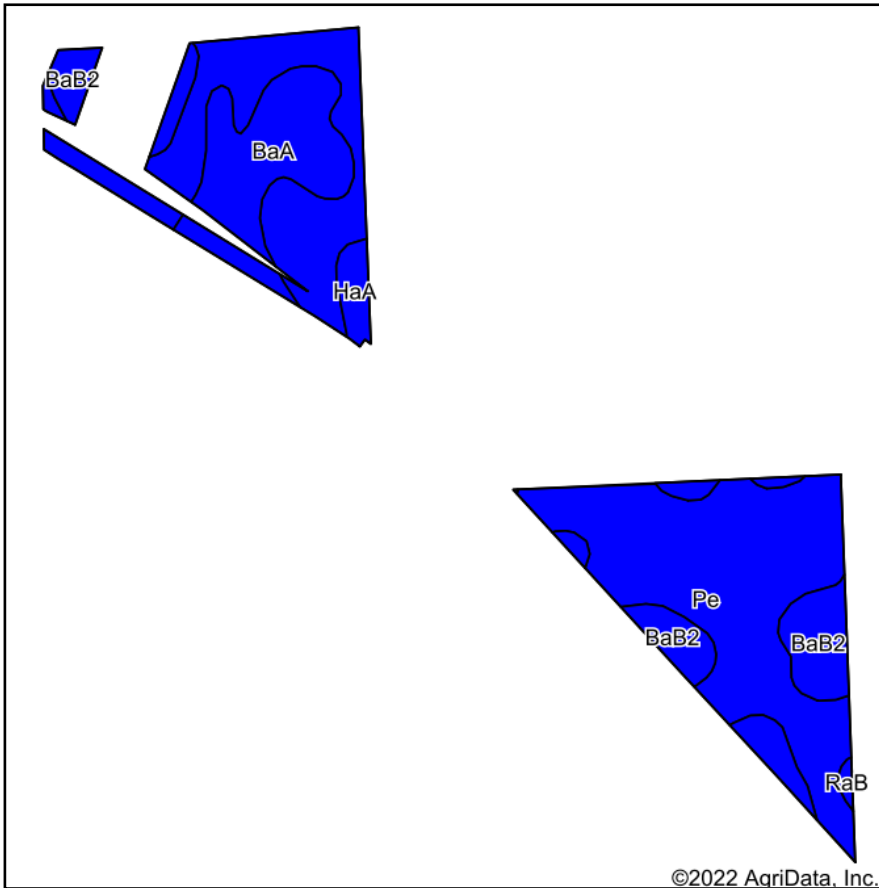
LOCATION & TRACT MAPS



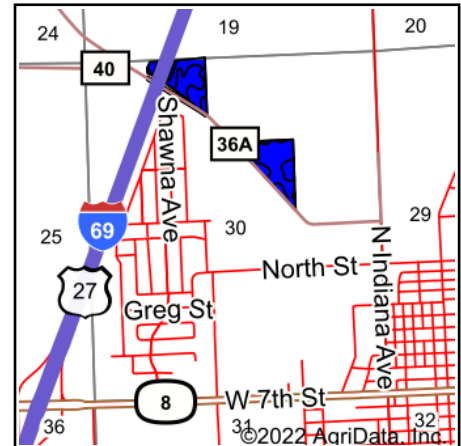
SOIL MAPS

SURETY SOILS MAP

Tracts 1 & 2



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **De Kalb**
 Location: **30-34N-13E**
 Township: **Union**
 Acres: **22.45**
 Date: **2/7/2022**



Maps Provided By



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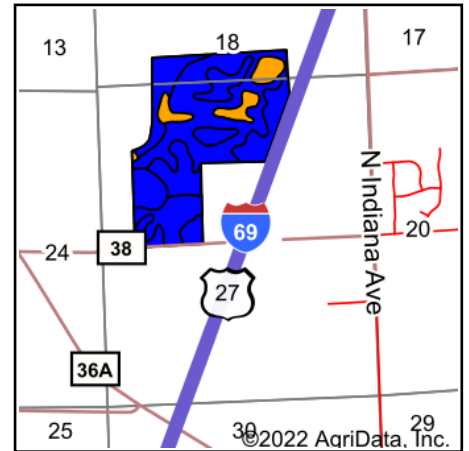
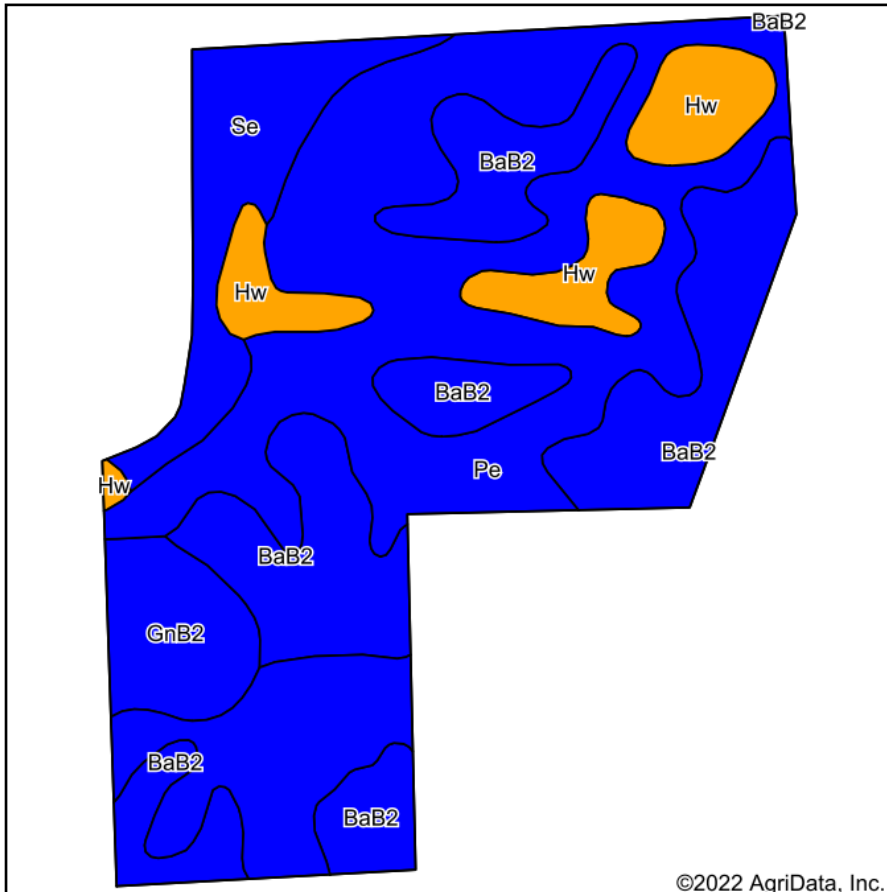
Area Symbol: IN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay	14.66	65.3%		llw	155	22	5		10	42	62
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	3.62	16.1%		llw	142	17	5		9	52	56
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	3.56	15.9%		lle	137	17	5		9	50	54
HaA	Haskins loam, 0 to 3 percent slopes	0.52	2.3%		llw	158		5	11		59	62
RaB	Rawson sandy loam, 2 to 6 percent slopes	0.09	0.4%		lle	126	18	5		8	44	57
Weighted Average					2.00	150	19.9	5	0.3	9.4	45.3	59.7

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tracts 3-5



State: **Indiana**
 County: **De Kalb**
 Location: **19-34N-13E**
 Township: **Union**
 Acres: **126.92**
 Date: **2/7/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

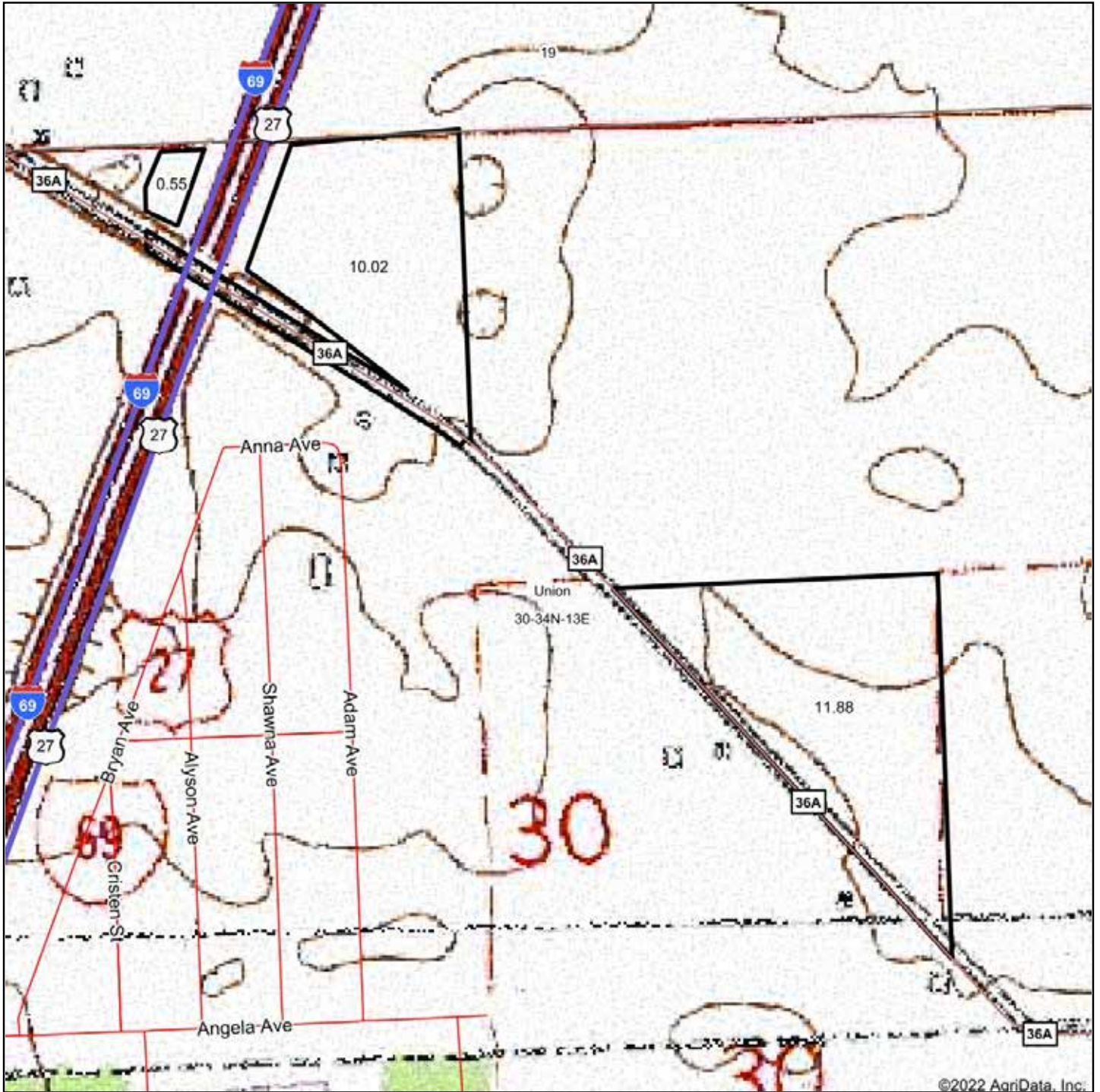
Area Symbol: IN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pe	Pewamo silty clay	58.14	45.8%		llw		155	22	5			10	42	62
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	38.53	30.4%		lle		137	17	5			9	50	54
Hw	Houghton muck, drained	11.65	9.2%		llw		159		5			11	42	64
Se	Sebewa loam, disintegration moraine, 0 to 1 percent slopes	11.18	8.8%		llw		133		4			9	37	65
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	7.42	5.8%		lle	5	128	18	4	8	78		41	56
Weighted Average					2.09	0.3	146.4	16.3	4.9	0.5	4.6	9.1	43.9	59.7

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Tracts 1 & 2



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map center: 41° 22' 41.05, -85° 4' 15.65



30-34N-13E
De Kalb County
Indiana



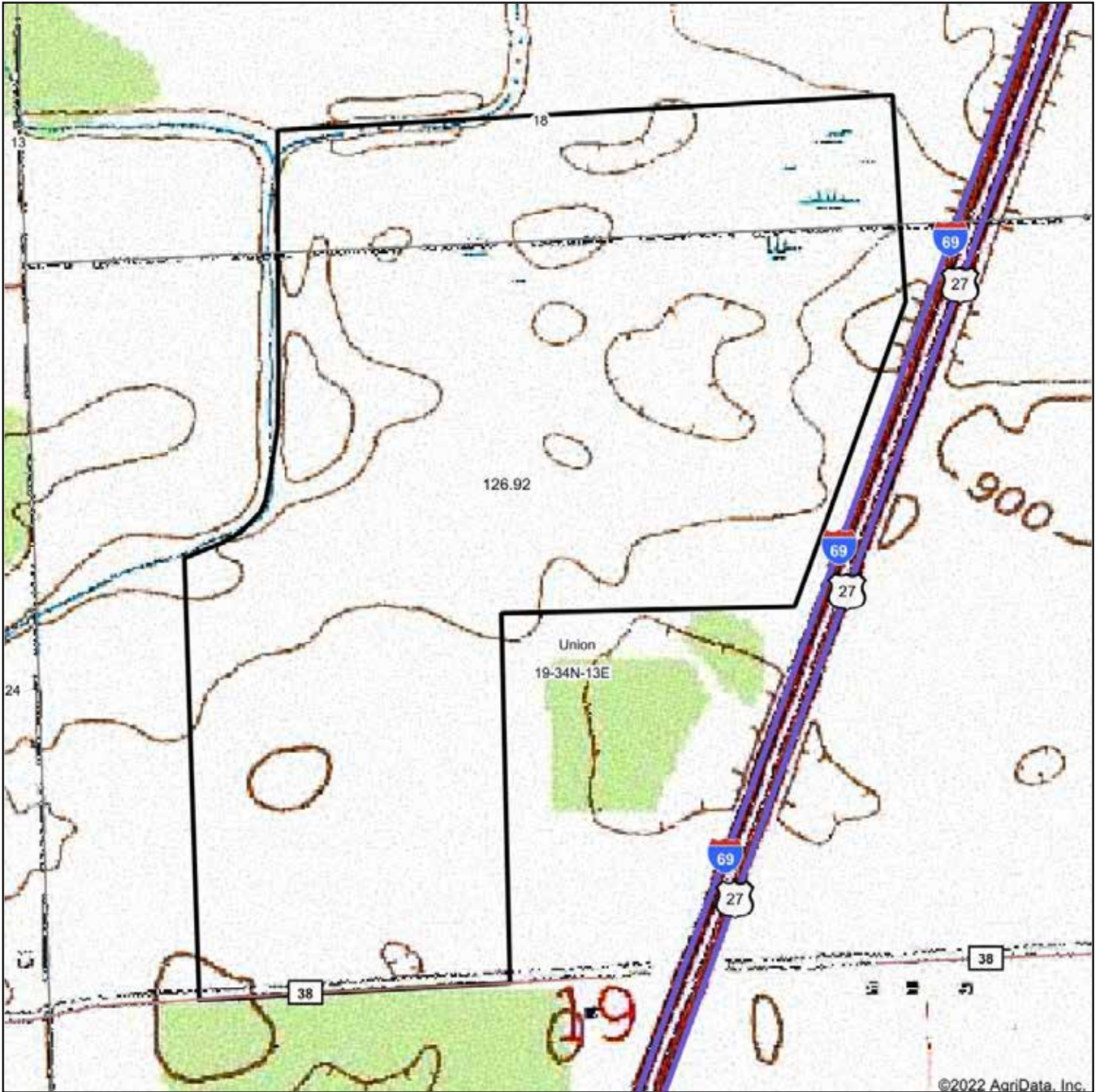
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2/7/2022

TOPOGRAPHY MAP

Tracts 3-5



map center: 41° 23' 34.49, -85° 4' 19.4



19-34N-13E
De Kalb County
Indiana



FSA INFORMATION

FSA INFORMATION

Tracts 1 & 2

INDIANA
DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5906

Prepared : 2/1/22 1:09 PM

Crop Year : 2022

Operator Name : ██████████
 Farms Associated with Operator : ██████████
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
11.02	11.02	11.02	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	11.02	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.20	0.00	42	
Corn	7.80	0.00	96	
TOTAL	11.00	0.00		

NOTES

Tract Number : 1395
 Description : UNION SEC 30 CR36A W OF CR27
 FSA Physical Location : INDIANA/DEKALB
 ANSI Physical Location : INDIANA/DEKALB
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : WEST EDGE PARK LLC
 Other Producers : None
 Recon ID : None

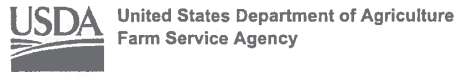
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
11.02	11.02	11.02	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	11.02	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

Tracts 1 & 2

INDIANA
DEKALB
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5906
Prepared : 2/1/22 1:09 PM
Crop Year : 2022

DCP Crop Data

Tract 1395 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.20	0.00	42
Corn	7.80	0.00	96
TOTAL	11.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Tracts 1 & 2



USDA Farm 5906 Tract 1395

Administered by: DeKalb County, Indiana

OP: HAYNES DAIRY FARM INC

OW: WEST EDGE PARK LLC

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-19 11:06:02

2022 Certification map prepared on: 1/19/2022
 11.02 Tract acres
 11.02 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions *DeKalb*
- Exempt from Conservation Compliance Provisions

Crops are non-irrigated; intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

FSA INFORMATION

Tracts 1 & 2

INDIANA DEKALB Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2598 Prepared : 2/1/22 1:28 PM Crop Year : 2022
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Operator Name	[REDACTED]
Farms Associated	[REDACTED]
CRP Contract Number(s)	None
Recon ID	None
Transferred From	None
ARCPLC G/WF Eligibility	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
9.35	7.79	7.79	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	7.79	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

Tract Number	: 1393
Description	: UNION SEC 30 CR36A E OF 169 N & S SIDES
FSA Physical Location	: INDIANA/DEKALB
ANSI Physical Location	: INDIANA/DEKALB
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: WEST EDGE PARK LLC
Other Producers	: None
Recon ID	: None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	
9.35	7.79	7.79	0.00	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod	
0.00	0.00	7.79	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

FSA INFORMATION

Tracts 1 & 2

INDIANA
DEKALB

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2598

Prepared : 2/1/22 1:28 PM

Crop Year : 2022

Tract 1393 Continued ...

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Tracts 1 & 2



FSA INFORMATION

Tracts 3-5



BILLBOARD INCOME

BILLBOARD INCOME

DocuSign Envelope ID: DC2CD880-9FFE-4F72-B558-EAF26EAD59A3



LEASE NO. 01562.909170

ESTOPPEL CERTIFICATE

This certification is being made for the purpose of acknowledging that **OUTFRONT Media LLC** (LESSEE) maintains a billboard sign upon the leased ground at **W/S I-69, 1.9 M/N SR 8, AUBURN, IN; DEKALB COUNTY** with **WEST EDGE PARK, LLC** (LESSOR).

The lease and all addenda and amendments thereto (collectively the "Lease") commenced on October 1, 2014 for a term of **fifteen** (15) years.

LESSEE currently pays LESSOR Eleven-Hundred and 00/100 Dollars (\$1,100.00) per year lease in lease rent. Effective October 1, 2024, yearly rental will increase to Twelve-Hundred and 00/100 Dollars (\$1200.00) per year.

LESSOR/Managing Agent holds a security deposit in the amount of \$0. . Prepaid rent in the amount of \$1100 for the period October 1, 2021 through September 30, 2022 has been paid by LESSEE to LESSOR in conjunction with the Lease.

Rent is currently paid through September 30, 2022 and no defaults exist.

A copy of the Lease is attached.

Execution of this Estoppel Certificate by LESSEE is a courtesy to LESSOR and does not materially change any part of the Lease. It is agreed and understood by all parties to the Lease that, by executing this Estoppel Certificate, LESSEE does not waive, alter, assign, cancel, reverse or otherwise modify any language or provision contained in the Lease, nor does LESSEE waive or forfeit any rights or defenses available to it, whether herein referred to or otherwise. In the event that any conflict or dispute arises by or between the Lease and this Estoppel Certificate, the terms of the Lease, shall, without question, govern and control in any and all cases.

Acknowledged and Signed this 17th day of February, 2022,

Signature  _____
15B45D5C434B454...

Print Name Danielle Kenyon

General Manager
Title

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tract 1

Beacon - DeKalb County, IN - Report: 14-06-30-200-002

1/31/22, 9:37 AM



Summary - Auditor's Office

Parcel ID 14-06-30-200-002
Bill ID 14-06-30-200-002
State ID 17-06-30-200-002.000-024
Reference #
Property Address County Road 36a
Auburn, IN, 46706
Brief Legal Description Sw1/4 Ne1/4
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Union 024
Tax Rate Code 14065 - Advertised
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date
Acreage 11.909

Zoning Code(s): ETJ

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Property Tax Bill

Print Tax Bill Here

[Print tax bill](#)

[Make a Payment Online](#)

Tax Rate

1.9278

Owners - Auditor's Office

Deeded Owner
[West Edge Park LLC](#)
1112 W 7th St
Auburn, IN 46706

Taxing District - Assessor's Office

County: Dekalb
Township: Union Township
State District: 024 UNION TOWNSHIP
Local District: 014
School Corp: DEKALB COUNTY CENTRAL UNITED
Neighborhood: 141114-17024 EXCELLENT HOMESITES 141114-17024

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality:

COUNTY TAX INFORMATION

Tract 1

Beacon - DeKalb County, IN - Report: 14-06-30-200-002

1/31/22, 9:37 AM

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BAB2	0	0	2.349	\$1,290.00	\$1,097.00	\$2,576.85	\$0.00	\$2,580.00
Tillable Cropland	PE	0	0	8.580	\$1,290.00	\$1,367.00	\$11,728.86	\$0.00	\$11,730.00
Road Right of Way	ROB2	0	0	0.890	\$1,290.00	\$1,290.00	\$1,148.10	(\$100.00)	\$0.00
Tillable Cropland	RAB	0	0	0.090	\$1,290.00	\$1,213.00	\$109.17	\$0.00	\$110.00

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
12/14/2005	WEST EDGE PARK LLC			\$82,000.00
1/21/2000	HASKINS, JANICE E TRUSTEE OF MINNIE	0		\$0.00
2/23/1998	PROVINES, MINNIE A. PROVINES, BRUCE A. & MINNIE A.	0		\$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$14,300.00	\$17,700.00	\$18,200.00	\$21,000.00	\$22,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/14/2005	Unknown At Conversion				
1/1/1900	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2021	2020	2020 (2)	2019	2018
Reason	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment
As Of Date	3/31/2021	4/14/2020	10/14/2019	4/10/2019	3/26/2018
Land	\$14,400	\$14,300	\$17,400	\$17,700	\$18,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$14,400	\$14,300	\$17,400	\$17,700	\$18,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$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
Total	\$14,400	\$14,300	\$17,400	\$17,700	\$18,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$14,400	\$14,300	\$17,400	\$17,700	\$18,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$137.84	\$170.98	\$182.00	\$210.00	\$222.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$137.84	\$170.98	\$182.00	\$210.00	\$222.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Tract 1

Beacon - DeKalb County, IN - Report: 14-06-30-200-002

1/31/22, 9:37 AM

+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.24	\$6.24	\$31.24	\$11.24	\$11.24
		0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0045-00-0 John Diehl 60435 - \$25.00 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$5.00 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$5.00 0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$4.51	\$3.36	\$9.70
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$281.92	\$348.20	\$395.24	\$431.24	\$455.24
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$281.92)	(\$348.20)	(\$395.24)	(\$431.24)	(\$455.24)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year.**

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021	1876783	4/29/2021	\$140.96
2020 Pay 2021	1876846	4/29/2021	\$140.96
2019 Pay 2020	1852564	11/9/2020	\$174.10
2019 Pay 2020	1824158	5/7/2020	\$174.10
2018 Pay 2019	1796449	11/8/2019	\$197.62
2018 Pay 2019	1769660	5/9/2019	\$197.62
2017 Pay 2018	1721835	5/10/2018	(\$455.24)
2017 Pay 2018	1721836	5/10/2018	\$431.24
2017 Pay 2018	1688006	12/29/2017	\$455.24
2016 Pay 2017	1681453	11/13/2017	\$227.62
2016 Pay 2017	1652677	5/8/2017	\$227.62
2015 Pay 2016	1625779	11/9/2016	\$221.66
2015 Pay 2016	1601870	5/10/2016	\$221.66

COUNTY TAX INFORMATION

Tract 1

Beacon - DeKalb County, IN - Report: 14-06-30-200-002

1/31/22, 9:37 AM

Map



No data available for the following modules: Residential Dwellings - Assessor's Office, Commercial Buildings, Improvements - Assessor's Office, Exemptions - Auditor's Office, Sketches - Assessor's Office.

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COUNTY TAX INFORMATION

Tract 2

Beacon - DeKalb County, IN - Report: 14-06-30-100-010

1/31/22, 9:38 AM



Summary - Auditor's Office

Parcel ID 14-06-30-100-010
Bill ID 14-06-30-100-010
State ID 17-06-30-100-010.000-024
Reference #
Property Address 2536 County Road 36a
Auburn, IN, 46706
Brief Legal Description Pt Nw1/4
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Union 024
Tax Rate Code 14065 - Advertised
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date
Acreage 11.873

Zoning Code(s): ETJ

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Property Tax Bill

Print Tax Bill Here

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Tax Rate

1.9278

Owners - Auditor's Office

Deeded Owner
[West Edge Park, LLC](#)
2222 S Wayne St
Auburn, IN 46706

Taxing District - Assessor's Office

County: Dekalb
Township: Union Township
State District: 024 UNION TOWNSHIP
Local District: 014
School Corp: DEKALB COUNTY CENTRAL UNITED
Neighborhood: 141114-17024 EXCELLENT HOMESITES 141114-17024

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality:

COUNTY TAX INFORMATION

Tract 2

Beacon - DeKalb County, IN - Report: 14-06-30-100-010

1/31/22, 9:38 AM

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BAA	0	0	5.033	\$1,290.00	\$1,148.00	\$5,777.88	\$0.00	\$5,780.00
Road Right of Way	BAB2	0	0	1.290	\$1,290.00	\$1,097.00	\$1,415.13	(\$100.00)	\$0.00
Tillable Cropland	BAB2	0	0	0.340	\$1,290.00	\$1,097.00	\$372.98	\$0.00	\$370.00
Non-tillable Land	BAB2	0	0	0.470	\$1,290.00	\$1,097.00	\$515.59	(\$60.00)	\$210.00
Tillable Cropland	HAA	0	0	0.430	\$1,290.00	\$1,367.00	\$587.81	\$0.00	\$590.00
Tillable Cropland	PE	0	0	4.240	\$1,290.00	\$1,367.00	\$5,796.08	\$0.00	\$5,800.00
Non-tillable Land	PE	0	0	0.070	\$1,290.00	\$1,367.00	\$95.69	(\$60.00)	\$40.00

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
	WEST EDGE PARK L.L.C.			\$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$12,700.00	\$16,700.00	\$17,300.00	\$19,900.00	\$21,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/4/1995	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2021	2020	2020 (2)	2019	2018
Reason	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment
As Of Date	3/31/2021	4/14/2020	10/14/2019	4/10/2019	3/26/2018
Land	\$12,800	\$12,700	\$15,500	\$16,700	\$17,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$12,800	\$12,700	\$15,500	\$16,700	\$17,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$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
Total	\$12,800	\$12,700	\$15,500	\$16,700	\$17,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$12,800	\$12,700	\$15,500	\$16,700	\$17,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$122.42	\$161.32	\$173.00	\$199.00	\$210.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$122.42	\$161.32	\$173.00	\$199.00	\$210.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Tract 2

Beacon - DeKalb County, IN - Report: 14-06-30-100-010

1/31/22, 9:38 AM

Pen						
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$11.24	\$11.24	\$36.24	\$36.18	\$36.18
	0256-00-0 Auburn Ind Pk 61725 - \$5.00 0470-00-0 Cedar Creek 62265 - \$6.24	0256-00-0 Auburn Ind Pk 61725 - \$5.00 0470-00-0 Cedar Creek 62265 - \$6.24	0045-00-0 John Diehl 60435 - \$25.00 0256-00-0 Auburn Ind Pk 61725 - \$5.00 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$23.70 0256-00-0 Auburn Ind Pk 61725 - \$6.24 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$23.70 0256-00-0 Auburn Ind Pk 61725 - \$6.24 0470-00-0 Cedar Creek 62265 - \$6.24	
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$4.29	\$3.18	\$9.18
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$256.08	\$333.88	\$382.24	\$434.18	\$456.18
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$256.08)	(\$333.88)	(\$382.24)	(\$434.18)	(\$456.18)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year.**

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021	1876782	4/29/2021	\$128.04
2020 Pay 2021	1876845	4/29/2021	\$128.04
2019 Pay 2020	1852563	11/9/2020	\$166.94
2019 Pay 2020	1824157	5/7/2020	\$166.94
2018 Pay 2019	1796448	11/8/2019	\$191.12
2018 Pay 2019	1769659	5/9/2019	\$191.12
2017 Pay 2018	1721839	5/10/2018	(\$456.18)
2017 Pay 2018	1721840	5/10/2018	\$434.18
2017 Pay 2018	1688012	12/29/2017	\$456.18
2016 Pay 2017	1681459	11/13/2017	\$228.09
2016 Pay 2017	1652683	5/8/2017	\$228.09
2015 Pay 2016	1625773	11/9/2016	\$210.19
2015 Pay 2016	1601887	5/10/2016	\$210.19

COUNTY TAX INFORMATION

Tract 2

Beacon - DeKalb County, IN - Report: 14-06-30-100-010

1/31/22, 9:38 AM

Map



No data available for the following modules: Residential Dwellings - Assessor's Office, Commercial Buildings, Improvements - Assessor's Office, Exemptions - Auditor's Office, Sketches - Assessor's Office.

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Version 2.3.175

COUNTY TAX INFORMATION

Tracts 3-5

Beacon - DeKalb County, IN - Report: 14-06-19-100-002

1/31/22, 9:40 AM



Summary - Auditor's Office

Parcel ID	14-06-19-100-002
Bill ID	14-06-19-100-002
State ID	17-06-19-100-002.000-024
Reference #	
Property Address	County Road 38 Auburn, IN, 46706
Brief Legal Description	Pt Nw1/4 <i>(Note: Not to be used on legal documents)</i>
Class	AGRICULTURAL - VACANT LAND
Tax District	Union 024
Tax Rate Code	14065 - Advertised
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	
Acreage	67.381

Zoning Code(s): ETJ, A1

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Property Tax Bill

Print Tax Bill Here

[Print tax bill](#)

[Make a Payment Online](#)

Tax Rate

1.9278

Owners - Auditor's Office

Deeded Owner
[West Edge Park LLC](#)
1112 W 7th St
Auburn, IN 46706

Taxing District - Assessor's Office

County:	Dekalb
Township:	Union Township
State District:	024 UNION TOWNSHIP
Local District:	014
School Corp:	DEKALB COUNTY CENTRAL UNITED
Neighborhood:	141114-17024 EXCELLENT HOMESITES 141114-17024

Site Description - Assessor's Office

Topography:	Swampy , High , Low , Rolling , Flat
Public Utilities:	Electricity
Street or Road:	Paved
Area Quality:	

COUNTY TAX INFORMATION

Tracts 3-5

Beacon - DeKalb County, IN - Report: 14-06-19-100-002

1/31/22, 9:40 AM

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BAB2	0	0	18.741	\$1,290.00	\$1,097.00	\$20,558.88	\$0.00	\$20,560.00
Tillable Cropland	GNB2	0	0	7.450	\$1,290.00	\$993.00	\$7,397.85	\$0.00	\$7,400.00
Tillable Cropland	HW	0	0	3.190	\$1,290.00	\$1,432.00	\$4,568.08	\$0.00	\$4,570.00
Tillable Cropland	PE	0	0	32.020	\$1,290.00	\$1,367.00	\$43,771.34	\$0.00	\$43,770.00
Road Right of Way	ROB2	0	0	0.520	\$1,290.00	\$1,290.00	\$670.80	(\$100.00)	\$0.00
Legal Ditch	ROB2	0	0	2.560	\$1,290.00	\$1,290.00	\$3,302.40	(\$100.00)	\$0.00
Tillable Cropland	SE	0	0	2.900	\$1,290.00	\$1,316.00	\$3,816.40	\$0.00	\$3,820.00

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
12/14/2005	WEST EDGE PARK LLC			\$480,992.00
1/21/2000	HASKINS, JANICE E TRUSTEE MINNIE A	0		\$0.00
2/23/1998	PROVINES, MINNIE A.	0		\$0.00
6/12/1996	PROVINES, BRUCE A. & MINNIE A.	0		\$0.00
3/29/1984	WALTERS, ALWILDA			\$0.00
	WALTER, ALWILDA EST.+(003/002/001)			\$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$79,500.00	\$96,500.00	\$99,500.00	\$114,400.00	\$121,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/14/2005	Unknown At Conversion				
1/1/1900	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2021	2020	2020 (2)	2019	2018
Reason	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment
As Of Date	3/31/2021	4/14/2020	3/12/2020	4/10/2019	3/26/2018
Land	\$80,100	\$79,500	\$79,500	\$96,500	\$99,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$80,100	\$79,500	\$79,500	\$96,500	\$99,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$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
Total	\$80,100	\$79,500	\$79,500	\$96,500	\$99,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$80,100	\$79,500	\$79,500	\$96,500	\$99,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$766.30	\$932.14	\$995.00	\$1,144.00	\$1,212.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$766.30	\$932.14	\$995.00	\$1,144.00	\$1,212.00

COUNTY TAX INFORMATION

Tracts 3-5

Beacon - DeKalb County, IN - Report: 14-06-19-100-002

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+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.24	\$6.24	\$73.62	\$242.08	\$242.08
		0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0045-00-0 John Diehl 60435 - \$67.38 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$235.84 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$235.84 0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$24.68	\$18.30	\$52.96
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$1,538.84	\$1,870.52	\$2,063.62	\$2,530.08	\$2,666.08
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$1,538.84)	(\$1,870.52)	(\$2,063.62)	(\$2,530.08)	(\$2,666.08)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year.**

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021	1876780	4/29/2021	\$769.42
2020 Pay 2021	1876843	4/29/2021	\$769.42
2019 Pay 2020	1852561	11/9/2020	\$935.26
2019 Pay 2020	1824155	5/7/2020	\$935.26
2018 Pay 2019	1796445	11/8/2019	\$1,031.81
2018 Pay 2019	1769657	5/9/2019	\$1,031.81
2017 Pay 2018	1721689	5/10/2018	(\$2,666.08)
2017 Pay 2018	1721690	5/10/2018	\$2,530.08
2017 Pay 2018	1688004	12/29/2017	\$2,666.08
2016 Pay 2017	1681451	11/13/2017	\$1,333.04
2016 Pay 2017	1652675	5/8/2017	\$1,333.04
2015 Pay 2016	1625777	11/9/2016	\$1,211.44
2015 Pay 2016	1601868	5/10/2016	\$1,211.44

COUNTY TAX INFORMATION

Tracts 3-5

Beacon - DeKalb County, IN - Report: 14-06-19-100-002

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Map



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COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 14-06-19-200-001

1/31/22, 9:41 AM



Summary - Auditor's Office

Parcel ID 14-06-19-200-001
Bill ID 14-06-19-200-001
State ID 17-06-19-200-001.000-024
Reference #
Property Address County Road 38
Auburn, IN, 46706
Brief Legal Description Pt W1/2 (w Of I-69) Ne1/4
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Union 024
Tax Rate Code 14065 - Advertised
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date
Acreage 34.909

Zoning Code(s): ETJ, A1

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Property Tax Bill

Print Tax Bill Here

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Tax Rate

1.9278

Owners - Auditor's Office

Deeded Owner
[West Edge Park LLC](#)
1112 W 7th St
Auburn, IN 46706

Taxing District - Assessor's Office

County: Dekalb
Township: Union Township
State District: 024 UNION TOWNSHIP
Local District: 014
School Corp: DEKALB COUNTY CENTRAL UNITED
Neighborhood: 141114-17024 EXCELLENT HOMESITES 141114-17024

Site Description - Assessor's Office

Topography: Swampy , High , Low , Rolling , Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality:

COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 14-06-19-200-001

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Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BAB2	0	0	14.919	\$1,290.00	\$1,097.00	\$16,366.14	\$0.00	\$16,370.00
Tillable Cropland	HW	0	0	4.840	\$1,290.00	\$1,432.00	\$6,930.88	\$0.00	\$6,930.00
Tillable Cropland	PE	0	0	15.150	\$1,290.00	\$1,367.00	\$20,710.05	\$0.00	\$20,710.00

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
12/14/2005	WEST EDGE PARK LLC			\$480,992.00
2/21/2000	HASKINS, JANICE A TRUSTEE MINNIE A	0		\$0.00
2/23/1998	PROVINES, MINNIE A.	0		\$0.00
6/12/1996	PROVINES, BRUCE A. & MINNIE A. WALTERS, ALWILDA	0		\$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$43,700.00	\$52,700.00	\$54,400.00	\$62,500.00	\$66,300.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/14/2005	Unknown At Conversion				
1/1/1900	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2021	2020	2020 (2)	2019	2018
Reason	Annual Adjustment	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment
As Of Date	3/31/2021	4/14/2020	1/13/2020	4/10/2019	3/26/2018
Land	\$44,000	\$43,700	\$53,200	\$52,700	\$54,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$44,000	\$43,700	\$53,200	\$52,700	\$54,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$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
Total	\$44,000	\$43,700	\$53,200	\$52,700	\$54,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$44,000	\$43,700	\$53,200	\$52,700	\$54,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$421.22	\$509.06	\$544.00	\$625.00	\$663.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$421.22	\$509.06	\$544.00	\$625.00	\$663.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 14-06-19-200-001

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+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.24	\$6.24	\$41.16	\$128.42	\$128.40
		0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0045-00-0 John Diehl 60435 - \$34.92 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$122.18 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$122.16 0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$13.49	\$10.00	\$28.97
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$848.68	\$1,024.36	\$1,129.16	\$1,378.42	\$1,454.40
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$848.68)	(\$1,024.36)	(\$1,129.16)	(\$1,378.42)	(\$1,454.40)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year.**

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021	1876781	4/29/2021	\$424.34
2020 Pay 2021	1876844	4/29/2021	\$424.34
2019 Pay 2020	1852562	11/9/2020	\$512.18
2019 Pay 2020	1824156	5/7/2020	\$512.18
2018 Pay 2019	1796446	11/8/2019	\$564.58
2018 Pay 2019	1769658	5/9/2019	\$564.58
2017 Pay 2018	1721694	5/10/2018	(\$1,454.40)
2017 Pay 2018	1721695	5/10/2018	\$1,378.42
2017 Pay 2018	1688005	12/29/2017	\$1,454.40
2016 Pay 2017	1681452	11/13/2017	\$727.20
2016 Pay 2017	1652676	5/8/2017	\$727.20
2015 Pay 2016	1625778	11/9/2016	\$662.09
2015 Pay 2016	1601869	5/10/2016	\$662.09

COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 14-06-19-200-001

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Map



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COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 05-06-18-300-003

1/31/22, 9:42 AM



Summary - Auditor's Office

Parcel ID 05-06-18-300-003
Bill ID 05-06-18-300-003
State ID 17-06-18-300-003.000-007
Reference #
Property Address County Road 34
Waterloo, IN, 46793
Brief Legal Description Pt S End W1/2 Se1.4 & S End Sw1/4
(Note: Not to be used on legal documents)
Class AGRICULTURAL - VACANT LAND
Tax District Grant 007
Tax Rate Code 5065 - Advertised
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date
Acreage 24.287

Zoning Code(s): A1

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Property Tax Bill

Print Tax Bill Here

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Tax Rate

1.7078

Owners - Auditor's Office

Deeded Owner
[West Edge Park, LLC](#)
1112 W Seventh St
Auburn, IN 46706

Taxing District - Assessor's Office

County: Dekalb
Township: Grant Township
State District: 007 GRANT TOWNSHIP
Local District: 005
School Corp: DEKALB COUNTY CENTRAL UNITED
Neighborhood: 951035-17007 EXCELLENT HOMESITES 951035-17007

Site Description - Assessor's Office

Topography: Rolling, Swampy, High, Low
Public Utilities: Electricity
Street or Road: Unpaved
Area Quality:

COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 05-06-18-300-003

1/31/22, 9:42 AM

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BAB2	0	0	3.997	\$1,290.00	\$1,097.00	\$4,384.71	\$0.00	\$4,380.00
Tillable Cropland	HW	0	0	3.590	\$1,290.00	\$1,432.00	\$5,140.88	\$0.00	\$5,140.00
Tillable Cropland	PE	0	0	10.740	\$1,290.00	\$1,367.00	\$14,681.58	\$0.00	\$14,680.00
Legal Ditch	ROB2	0	0	2.400	\$1,290.00	\$1,290.00	\$3,096.00	(\$100.00)	\$0.00
Tillable Cropland	SE	0	0	3.560	\$1,290.00	\$1,316.00	\$4,684.96	\$0.00	\$4,680.00

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
12/14/2005	WEST EDGE PARK, LLC			\$480,992.00
	HASKINS, JANICE E TRUSTEE OF MINNIE			\$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$29,700.00	\$36,100.00	\$37,300.00	\$42,900.00	\$45,400.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/14/2005	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2021	2021 (2)	2020	2019	2018
Reason	Annual Adjustment	MISCELLANEOUS	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/31/2021	8/6/2020	4/14/2020	4/10/2019	3/26/2018
Land	\$28,900	\$28,700	\$29,700	\$36,100	\$37,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$28,900	\$28,700	\$29,700	\$36,100	\$37,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$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
Total	\$28,900	\$28,700	\$29,700	\$36,100	\$37,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$28,900	\$28,700	\$29,700	\$36,100	\$37,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$253.61	\$311.72	\$336.26	\$382.69	\$412.84
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$253.61	\$311.72	\$336.26	\$382.69	\$412.84
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 05-06-18-300-003

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+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.24	\$6.24	\$31.24	\$86.92	\$91.22
		0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0045-00-0 John Diehl 60435 - \$25.00 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$80.68 0470-00-0 Cedar Creek 62265 - \$6.24	0022-00-0 Wm Peckhart 60145 - \$84.98 0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$513.46	\$629.68	\$703.76	\$852.30	\$916.90
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$513.46)	(\$629.68)	(\$703.76)	(\$852.30)	(\$916.90)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year.**

Payments

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021	1876779	4/29/2021	\$256.73
2020 Pay 2021	1876842	4/29/2021	\$256.73
2019 Pay 2020	1852560	11/9/2020	\$314.84
2019 Pay 2020	1824154	5/7/2020	\$314.84
2018 Pay 2019	1796444	11/8/2019	\$351.88
2018 Pay 2019	1769656	5/9/2019	\$351.88
2017 Pay 2018	1721698	5/10/2018	(\$916.90)
2017 Pay 2018	1721699	5/10/2018	\$852.30
2017 Pay 2018	1688011	12/29/2017	\$916.90
2016 Pay 2017	1681458	11/13/2017	\$458.45
2016 Pay 2017	1652682	5/8/2017	\$458.45
2015 Pay 2016	1625781	11/9/2016	\$406.70
2015 Pay 2016	1601872	5/10/2016	\$406.70

COUNTY TAX INFORMATION

Tract 5

Beacon - DeKalb County, IN - Report: 05-06-18-300-003

1/31/22, 9:42 AM

Map



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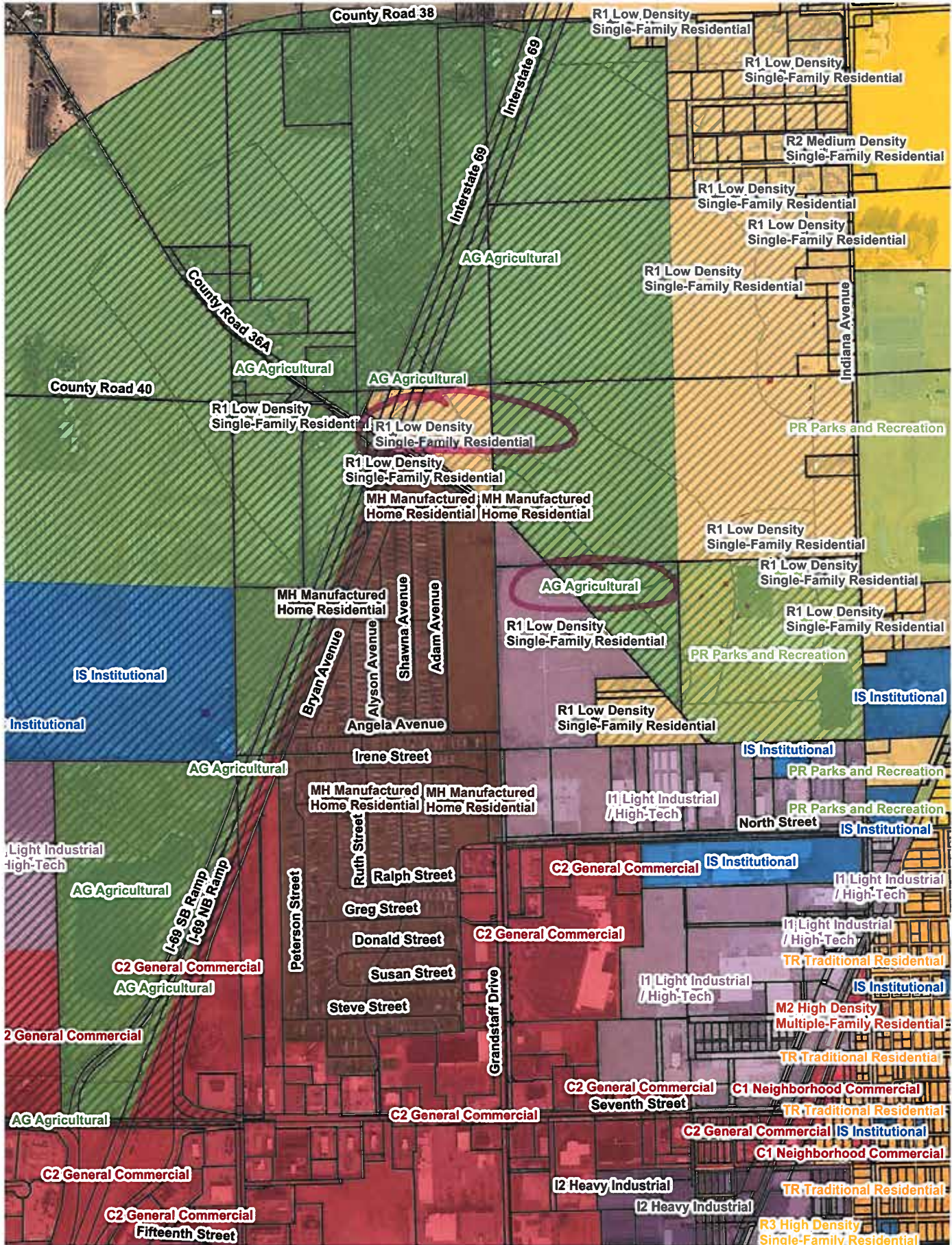


Version 2.3.175

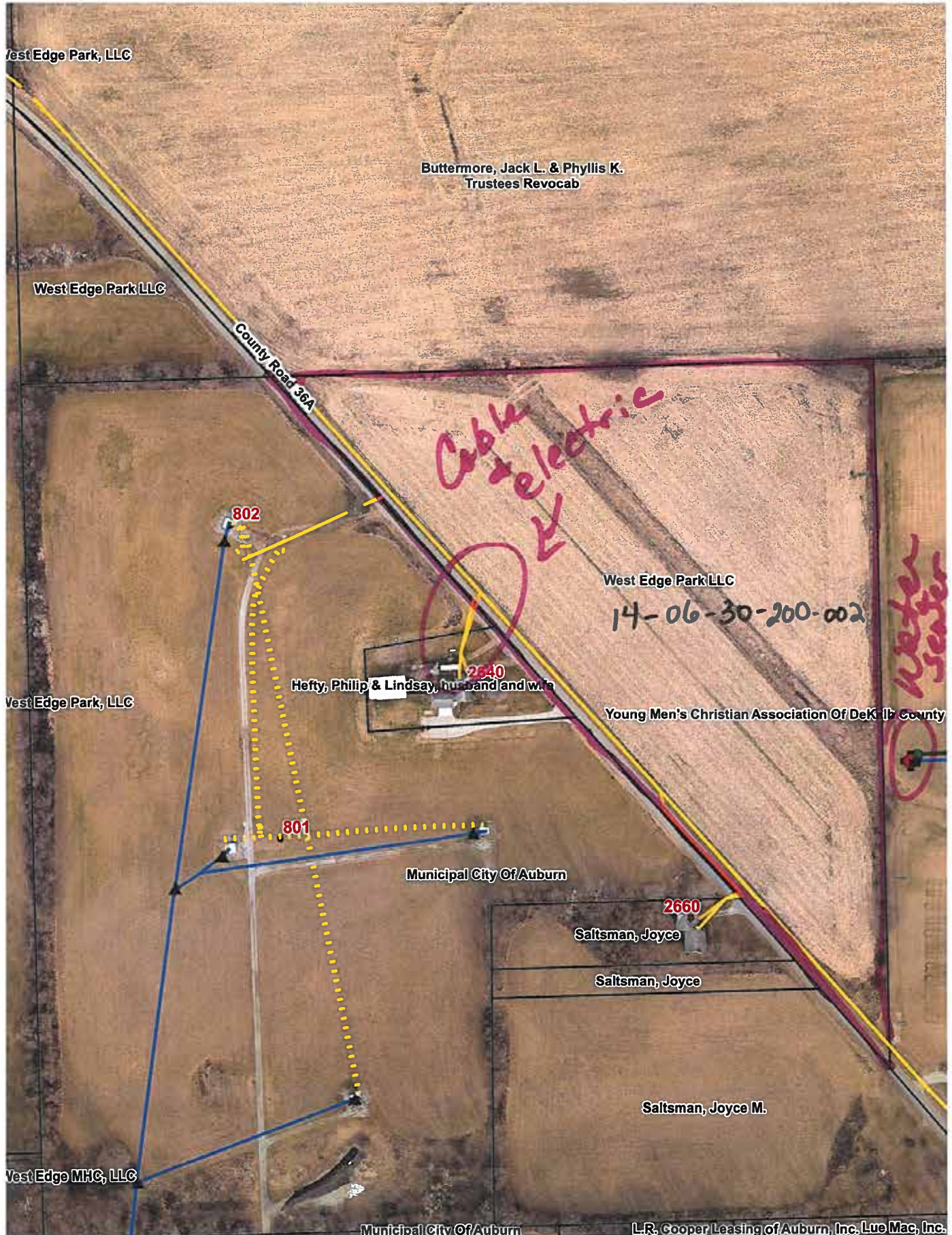
COUNTY DRAIN TILE MAP

CITY ZONING & UTILITIES

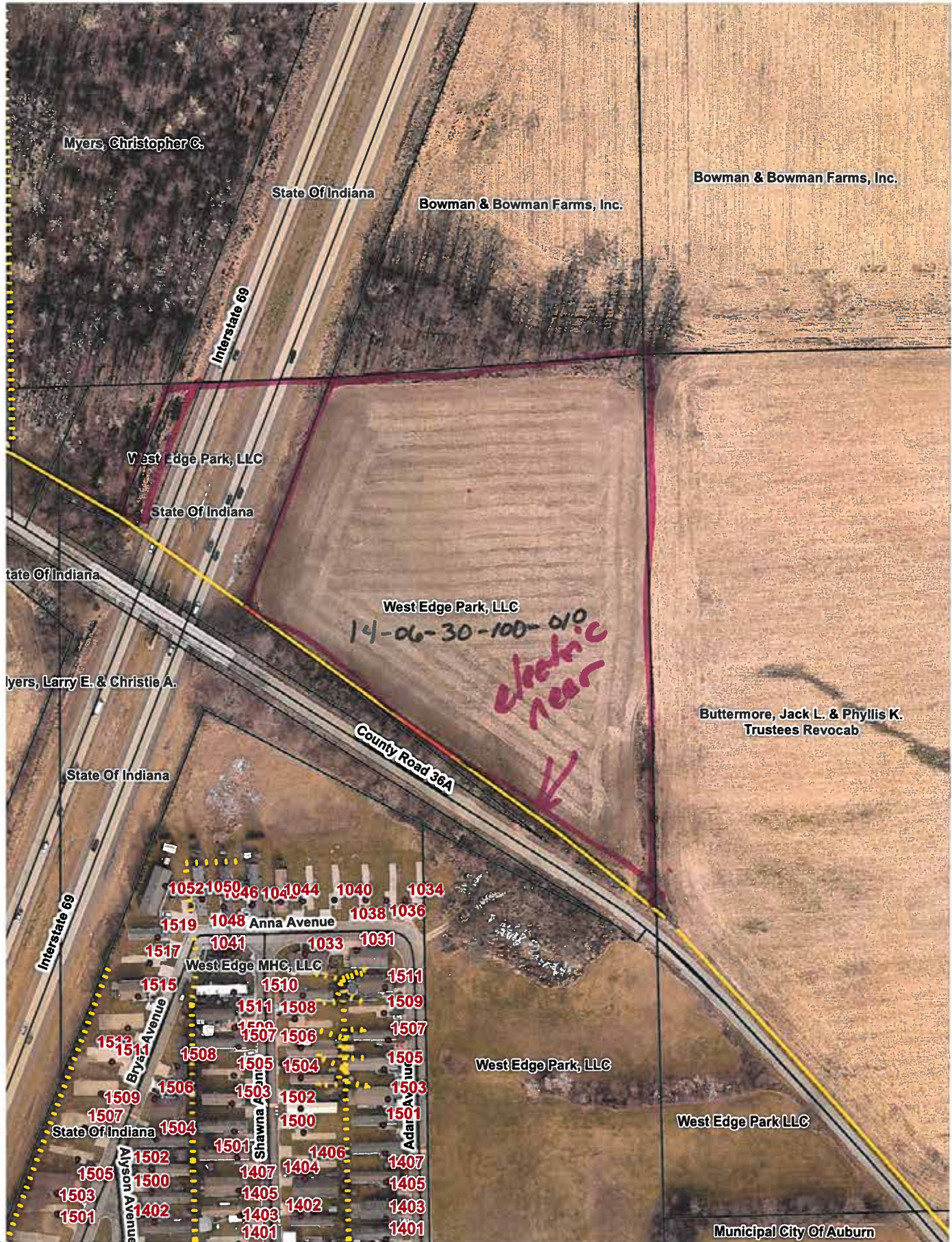
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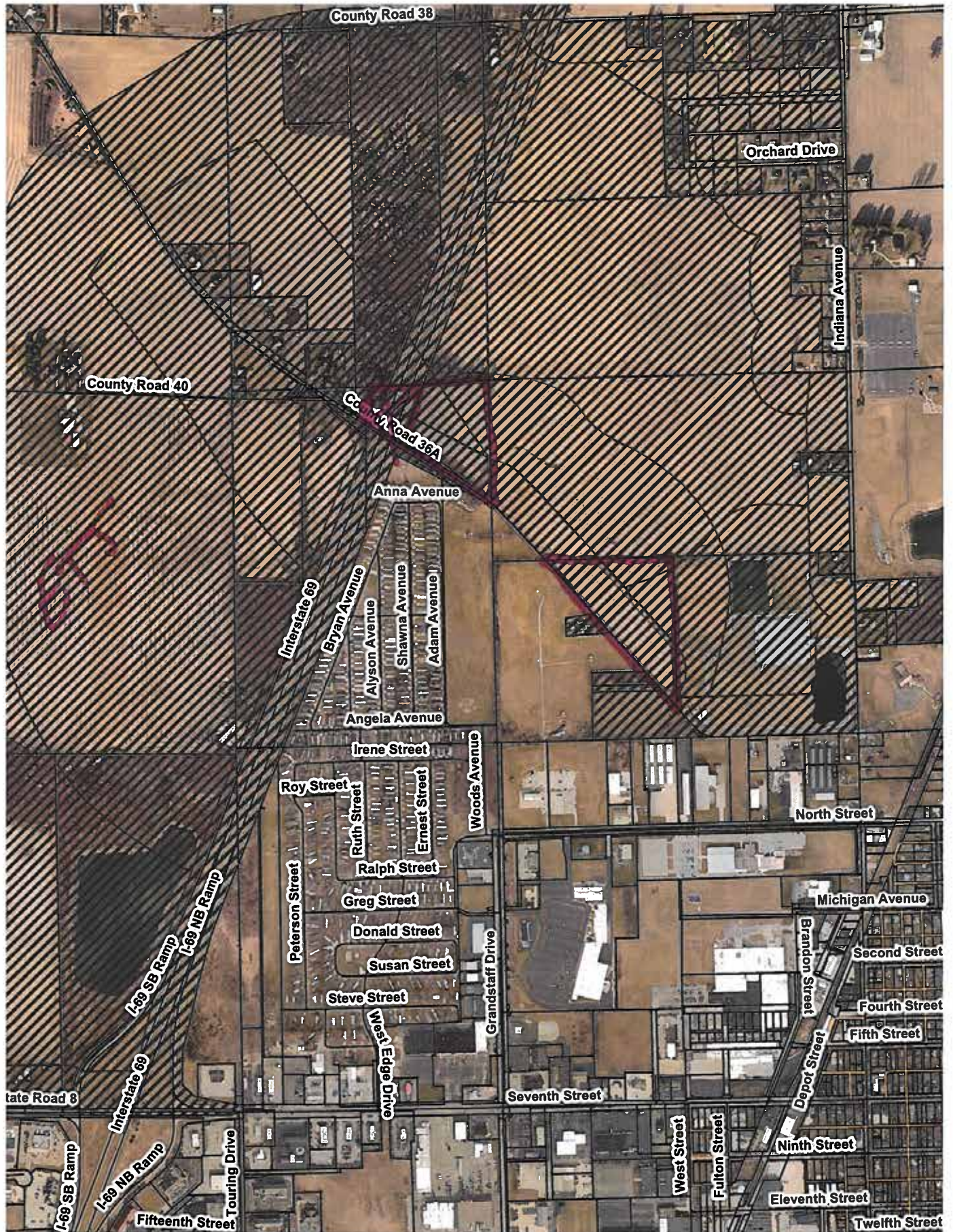
CITY ZONING & UTILITIES



CITY ZONING & UTILITIES



CITY ZONING & UTILITIES



PRELIMINARY TITLE

PRELIMINARY TITLE

ALTA PRIVACY FORM
MAY 7, 2001

Commonwealth Land Title Insurance Company and/or Auburn Abstract Company, Inc.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Commonwealth Land Title Insurance Company and Auburn Abstract Company, Inc.**

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

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

PRELIMINARY TITLE

File No: 220171TI

COMMITMENT FOR TITLE INSURANCE

Issued by

Commonwealth Land Title Insurance Company

SCHEDULE A

1. Commitment Date: **January 24, 2022, 08:00 am**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy

Proposed Insured: **To Be Determined**

Proposed Policy Amount: **\$1.00**
 - (b) 2006 ALTA® Loan Policy

Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

West Edge Park, LLC, an Indiana limited liability company
5. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Auburn Abstract Company, Inc.

By 
Authorized Signatory



Auburn Abstract Company
120 West 8th Street
Auburn, IN 46706
(260)925-4260 Phone
(260)925-4274

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

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Commitment for Title Insurance (8-1-2016)
Schedule A

Page 1

PRELIMINARY TITLE

EXHIBIT "A"

The following described real estate situate in DeKalb County, State of Indiana, to-wit:

TRACT 1:

The East One-half (1/2) of the North-west Fractional Quarter (1/4) of Section Thirty (30), Township Thirty-four (34) North, Range Thirteen (13) East, in DeKalb County, State of Indiana, EXCEPTING THEREFROM Part of the East One-half (1/2) of the Fractional Northwest Quarter (1/4) of Section Thirty (30), Township Thirty-four (34) North, Range Thirteen (13) East, described as follows: Commencing at a stake at the southeast corner of the West One-half (1/2) of the Fractional Southwest Quarter (1/4) of Section Nineteen (19), Township Thirty-four (34) North, Range Thirteen (13) East, thence South 213 feet to the center of the public highway known as the Shook Road; thence Southeasterly along said center line 21 feet; thence northeasterly 257 feet 6 inches to a point on the section line 125 feet East of the place of beginning; thence West 125 feet to the place of beginning, containing 0.40 acre; more or less.

EXCEPTING THEREFROM that portion deeded to the State of Indiana for Right of Way as appears in a certain Right of Way Grant recorded in Record of Deeds Volume 135, Page 460.

ALSO EXCEPTING THEREFROM:

A tract of land located in the Northwest Quarter of Section 30, T34N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:

COMMENCING AT A #5 Rebar stake over a stone situated in the Southeast corner of said Northwest Quarter; Thence North 01 Degrees 21 Minutes 37 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 144.02 feet along the East line of said Northwest Quarter to a Rebar stake with cap (FIRM 0042) in the TRUE POINT OF BEGINNING; Thence North 01 Degrees 21 Minutes 37 Seconds West, a distance of 1623.55 feet along the East Line of said Northwest Quarter to the beginning of a non-tangent circular arc; Thence Northwesterly, a distance of 16.93 feet along said circular arc (also being the centerline of County Road 36 A) that is concave Southwesterly, having a radius measuring 1273.24 feet, having a central angle measuring 00 Degrees 45 Minutes 42 Seconds, and having a long chord bearing North 51 Degrees 18 Minutes 27 Seconds West and measuring 16.93 feet to a Marker Spike with tag (FIRM 0042) in the beginning of a non-tangent line; Thence South 38 Degrees 18 Minutes 42 Seconds West, a distance of 20.13 feet to a Rebar stake with cap (FIRM 0042) in the Easternmost corner of a tract of land described in the conveyance to the State of Indiana in DeKalb County Deed Record 135, page 460; Thence North 60 Degrees 37 Minutes 21 Seconds West, a distance of 248.07 feet along the South line of said State of Indiana tract to a Rebar stake with cap (FIRM 0042); Thence North 62 Degrees 31 Minutes 42 Seconds West, a distance of 135.59 feet along the South line of said State of Indiana tract to a Rebar stake with cap (FIRM 0042); Thence South 01 Degrees 22 Minutes 39 Seconds East, a distance of 1789.20 feet to a Rebar stake with cap (FIRM 0042); Thence South 46 Degrees 32 Minutes 06 Seconds East, a distance of 33.85 feet to a Rebar stake with cap (FIRM 0042); Thence North 88 Degrees 18 Minutes 27 Seconds East, a distance of 333.27 feet to the POINT OF BEGINNING, said tract containing 14.039 Acres, more or less.

ALSO EXCEPTING THEREFROM:

A tract of land located in the Northwest Quarter of Section 30, T34N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:

BEGINNING at a #5 Rebar stake over a stone situated in the Southeast corner of said Northwest Quarter, Thence South 88 Degrees 22 Minutes 18 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1574.29 feet along the South line of said Northwest Quarter to a Rebar stake with cap (FIRM 0042); Thence North 20 Degrees 58 Minutes 45 Seconds East, a distance of 2320.75 feet

PRELIMINARY TITLE

along the Easterly right-of-way line of Interstate I-69 to a Rebar stake with cap in the Southwest corner of the tract of land described in the conveyance to the State of Indiana in DeKalb County Deed Record 135, page 460; Thence South 62 Degrees 31 Minutes 42 Seconds East, a distance of 381.68 feet along the South line of said State of Indiana tract to a Rebar stake with cap (FIRM 0042); Thence South 01 Degrees 22 Minutes 39 Seconds East, a distance of 1789.20 feet to a Rebar stake with cap (FIRM 0042); Thence South 46 Degrees 32 Minutes 06 Seconds East, a distance of 33.85 feet to a Rebar stake with cap (FIRM 0042); Thence North 88 Degrees 18 Minutes 27 Seconds East, a distance of 333.27 feet to a Spike with tag (FIRM 0042) in the fork of a tree; Thence South 01 Degrees 21 Minutes 37 Seconds East, a distance of 144.02 feet along the East line of said Northwest Quarter to the POINT OF BEGINNING, said tract containing 38.625 Acres, more or less.

TRACT 2:

Part of the Southwest Quarter, Northeast Quarter, Section 30, Township 34 North, Range 13 East, Second Principal Meridian, DeKalb County, Indiana and also being a part of the Minnie A. Provines Irrevocable Trust, Janice E. Haskins, Trustee (record 227, page 144, Office of the DeKalb County Recorder), more particularly described as follows:

Beginning at the intersection of the north line of the Southwest Quarter, Northeast Quarter, of said section 30 with the center line of County Road 36A (a highway running from Auburn to Corunna); thence South 89 degrees 55 minutes 30 seconds East (the west line of the Northeast Quarter of said section 30 is assumed to bear North 00 degrees 17 minutes 50 seconds East) along the north line of the Southwest Quarter, northeast Quarter of said section 30, a distance of 936.80 feet to the northeast corner of the Southwest Quarter, Northeast Quarter of said section 30, said corner being marked by a 5/8-inch rebar with identification cap, set this survey; thence South 00 degrees 11 minutes 30 seconds West along the east line of the Southwest Quarter, Northeast Quarter of said section 30, a distance of 1107.50 feet to a rail road spike, set this survey, on the center line of County Road 36A; thence North 39 degrees 59 minutes 45 seconds West along the center line of County Road 36A a distance of 1147.25 feet to the point of beginning, containing 11.909 acres.

TRACT 3:

Part of the South Half of Section 18, Township 34 North, Range 13 East, Second Principal Meridian, DeKalb County, Indiana, lying west of Interstate Highway 69, and part of the North Half of Section 19, Township 34 North, Range 13 East, Second Principal Meridian, DeKalb County, Indiana, lying west of Interstate Highway 69, and also being a part of the Minnie A. Provines Irrevocable Trust, Janice E. Haskins, Trustee (record 227, page 144, Office of the DeKalb County Recorder), more particularly described as follows:

Commencing at a "Harrison" monument found at the center of section 19, Township 34 North, Range 13 East, Second principal Meridian, (DeKalb County Surveyors Office Cornerstone Record); thence South 88 degrees 22 minutes 00 seconds West (bearing assumed from Sheet 11 of 208 of the Indiana State Highway plans for I69-5 (32) 129) along the center line of said section 19, a distance of 200.0 feet to a rail road spike found in place and being the point of beginning; thence continuing South 88 degrees 22 minutes 00 seconds West along the east-west center line of said section 19, a distance 1128.2 feet to a rail road spike set this survey; thence North 00 degrees 25 minutes 45 seconds West, parallel with the west line, Northwest Quarter of said section 19, through the land of the Minnie A. Provines Irrevocable Trust, a distance of 1602.6 feet to the thalweg of the William Peckhart Drain; thence on the following nine courses along the thalweg of the William Peckhart Drain and through the land of the Minnie A. Provines Irrevocable Trust (1) North 69 degrees 40 minutes 00 seconds East a distance of 139.1 feet, (2) North 62 degrees 45 minutes 00 seconds East a distance of 86.2 feet, (3) North 45 degrees 39 minutes 00 seconds East a distance of 99.8 feet, (4) North 26 degrees 25 minutes 15 seconds East a distance of 48.0 feet, (5) North 12 degrees 11 minutes 00 seconds East a distance of 84.9 feet, (6) North 10 degrees 17 minutes 10 seconds East a distance of 183.9 feet, (7) North 02 degrees 30 minutes 00 seconds East a distance of

PRELIMINARY TITLE

216.6 feet, (8) North 01 degree 00 minutes 30 seconds East a distance of 230.3 feet and (9) North 01 degree 20 minutes 30 seconds East a distance of 629.8 feet to a 5/8-inch rebar with identification cap set on the south line of the North 160 acres of the Southwest Quarter of Section 18, Township 34 North, Range 13 East, Second Principal Meridian and the West Half, Southeast Quarter of section 18, Township 34 North, Range 13 East, Second Principal Meridian; thence North 88 degrees 13 minutes 30 seconds East, parallel with the east-west center line of said section 18, along the south line of the North 160 acres of the Southwest Quarter of said section 18 and the West Half, Southeast Quarter of said section 18, a distance of 2232.9 feet to a 5/8-inch rebar with identification cap set at the southeast corner of the land of Charles W. Clifford (Record 173, page 573, Office of the DeKalb County Recorder); thence South 00 degrees 52 minutes 00 seconds East along the East line of the West Half, Southeast Quarter of said section 18, a distance of 473.8 feet to a 5/8-inch rebar with identification cap set at the southeast corner of the West Half, Southeast Quarter of said section 18; thence South 00 degrees 56 minutes 05 seconds East along the east line of the West Half, Northeast Quarter of said section 19, said line also being the west line of the land of Mark K. Zion and Nancy A. Zion (Document 20302517, Office of the DeKalb County Recorder) a distance of 292.0 feet to a 5/8-inch rebar with identification cap set on the westerly limited access right of way for Interstate Highway 69; thence South 21 degrees 20 minutes 45 seconds West along said westerly limited access right of way a distance of 1156.8 feet to a 5/8-inch rebar with identification cap found in place; thence North 89 degrees 50 minutes 30 seconds West a distance of 1058.0 feet to a 5/8-inch rebar with identification cap found in place; thence South 00 degrees 09 minutes 30 seconds West a distance of 1340.0 feet to the point of beginning, containing 126.577 acres.

PRELIMINARY TITLE

File No: 220171TI

COMMITMENT FOR TITLE INSURANCE

Issued by

Commonwealth Land Title Insurance Company

SCHEDULE B 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. **The company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.**
6. **The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.**

SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

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PRELIMINARY TITLE

File No: 220171TI

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 other than Insured in actual possession of any or all of the property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.
4. Easements, or claims of easements, not shown by the public records.
5. Unfiled mechanics' or materialmen's liens.
6. Taxes for 2020 due and payable in 2021 as follows:

UNION TOWNSHIP: West Edge Park, LLC
Pt NW 1/4 30-34-13 11.873 Acres; County Tax ID #: 14-06-30-100-010;
State Parcel ID #: 17-06-30-100-010.000-024; Assessed Value Land:
\$12700; 1st Installment: \$122.42 PAID; 2nd Installment: \$122.42 PAID.

UNION TOWNSHIP: West Edge Park LLC
SW 1/4 NE 1/4 30-34-13 11.909 Acres; County Tax ID #: 14-06-30-200-002; State Parcel ID #: 17-06-30-200-002.000-024; Assessed Value Land:

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\$14300; 1st Installment: \$137.84 PAID; 2nd Installment: \$137.84 PAID.

Pt W 1/2 (W of I-69) Ne 1/4 19-34-13 34.909 A; County Tax ID #: 14-06-19-200-001; State Parcel ID #: 17-06-19-200-001.000-024; Assessed Value Land: \$43700; 1st Installment: \$421.22 PAID; 2nd Installment: \$421.22 PAID.

Pt NW 1/4 19-34-13 67.381 Acres; County Tax ID #: 14-06-19-100-002; State Parcel ID #: 17-06-19-100-002.000-024; Assessed Value Land: \$79500; 1st Installment: \$766.30 PAID; 2nd Installment: \$766.30 PAID.

**UNION TOWNSHIP: West Edge Park, LLC
Pt S End W 1/2 Se 1.4 & S End SW 1/4 18-34-13 24.287 A; County Tax ID#: 05-06-18-300-003; State Parcel ID #: 17-06-18-300-003.000-007; Assessed Value Land: \$29700; 1st Installment: \$253.61 PAID; 2nd Installment: \$253.61 PAID.**

7. **The 2021 taxes due and payable in 2022 which became a lien on January 1, 2021 and which are not yet due and payable.**
 8. **The 2022 taxes due and payable in 2023 which became a lien on January 1, 2022 and which are not yet due and payable.**
 9. **Possible assessments for the reconstruction of regulated drains.**
- NOTE: Please contact the DeKalb County Treasurer in order to determine if the land is subject to current assessments.**
10. **Rights of others to use that portion of the subject real estate which lies within the right of way of public roads and/or highways.**
 11. **The acreage listed in the legal description is for convenience only and the company does not guarantee or affirm as to the true acreage of the property.**
 12. **Statutory rights of way, if any, for regulated drains.**
 13. **Extinguishment of rights of ingress and egress to and from the limited access right of way of Interstate 69 as the same adjoins the land, (TRACTS 1 and 3).**
 14. **Any loss or damage sustained by the insured by any ambiguities contained in the legal**

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PRELIMINARY TITLE

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description of the land as the same appears under Schedule A hereof, (TRACT 1).

- 15. Right of Way Grant in favor of the State of Indiana, recorded April 5, 1963 in Deed Record 135 at page 460, (TRACT 1).**
- 16. Easement in favor of Indiana Bell Telephone Company, Incorporated, dated February 28, 1973, recorded April 13, 1973 in Deed Record 154 at page 363, (TRACT 1).**
- 17. Easement from Marguerite P. Monroe to Indiana Bell Telephone Company, Incorporated, dated April 23, 1973, recorded May 8, 1973 in Deed Record 154 at page 452, (TRACT 2).**
- 18. Terms and conditions of a lease between Bruce Provines, landlord, and National Advertising Company d/b/a 3M Media, dated June 3, 1996, recorded February 7, 1997 in Miscellaneous Record 5 at page 580, (TRACT 3).**
- 19. Oil and Gas Lease from Frank F. Martin and Maude M. Martin to Howard P. Conrad, dated March 22, 1961, recorded August 7, 1961 in Oil Lease Record 1 at page 370, as assigned to Northern Indiana Fuel and Light Company, Inc. by an assignment dated September 1, 1964, recorded November 20, 1964 in Oil Lease Record 3 at page 30, (TRACT 3).**

(End of Schedule B)

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PRELIMINARY TITLE



COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Commonwealth Land 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.



PRELIMINARY TITLE

- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Commonwealth Land 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].



PRELIMINARY TITLE

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:


Authorized Signatory

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:



ATTORNEY

President



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Commonwealth Land 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].



PHOTOS

PHOTOS



PHOTOS



Tract 1 East View



Tract 1 East View

PHOTOS



Tract 1 Northwest View



78 Tract 1 West View

PHOTOS



Tract 2 South View



Tract 2 West View

PHOTOS



Tract 5 North View



80 Tracts 3-5 Northeast View

PHOTOS



Tracts 3-5 Northeast View



Tracts 3-5 Southwest View

PHOTOS



Tracts 3-5 Southwest View



82 Tracts 3-5 Southwest View

PHOTOS



Tracts 3-5 Southwest View



Tracts 3-5 Southwest View



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