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SPECIAL INFORMATION SEARCH

Order No.: IN2015485 Liability Amount: $425.00 Effective Date: October 8, 2020

SUBJECT TO the conditions, limitations and exclusions shown below.

1. Assured Party: Ice Miller LLP
2. Land description of real estate searched:

The following are land descriptions of easements reserved/described in a certain deed and amendment recorded as Instrument Numbers A201300114530 and A201500133525, respectively, in the Office of the Recorder of Marion County, Indiana.

AREA 1:
Non-exclusive easement in gross referred to as the "Tower Easement" for a communications tower, equipment, storage buildings, necessary appurtenances and incidental purposes, over the "Tower Easement Area" as set forth in a certain deed recorded September 19, 2013 as Instrument Number A201300114530 and as amended by Amendment recorded December 28, 2015 as Instrument Number A201500133525, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows: Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows: Commencing at a P.K. Nail found at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24; thence North 89 degrees 15 minutes 35 seconds West (all bearings in this description are based on Geodetic North) on the North line of said Northeast Quarter, 352.70 feet to the Northwest corner of the real estate described in Deed Volume 1736, page 264 in the Office of the Recorder of Marion County; thence South 00 degrees 03 minutes 28 seconds East and parallel with the East line of said Northwest Quarter of the Northeast Quarter, on the west line of said real estate in Deed Volume 1736, page 264, a distance of 299.43 feet to the Point of Beginning; thence South 89 degrees 32 minutes 01 second East 39.14 feet; thence South 00 degrees 27 minutes 59 seconds West 2.00 feet; thence South 89 degrees 32 minutes 01 second East 18.00 feet to the Northwest corner of the existing Washington Township School Administrative building; thence South 00 degrees 27 minutes 59 seconds West on the West face of said building, 44.18 feet to the Southwest corner thereof; thence North 89 degrees 32 minutes 01 second West 56.81 feet to the West line of said real estate in Deed Volume 1736, page 264; thence North 00 degrees 03 minutes 28 West on said West line 46.18 feet to the Point of Beginning, containing 0.06 acres, more or less.

AREA 2:
Non-exclusive easement in gross referred to as the "Tower Utility Easement" for installation and operation of utility lines and facilities as described in Exhibit C of a certain deed recorded September 19, 2013 as Instrument Number A201300114530 and as amended by Amendment recorded December 28, 2015 as Instrument Number A201500133525, in the Office of the Recorder of Marion County, Indiana, over that real estate described as follows: Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East of the Second Principal Meridian in Washington Township of Marion County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24; thence North 89 degrees 15 minutes 35 seconds West (Assumed Bearing) along the North line of said Northeast Quarter, 352.70 feet to the Northwest corner of the real estate described in Deed Volume 1736, page 264 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 03 minutes 28 seconds East and parallel with the East line of the Northwest Quarter of the Northeast Quarter, along the West

line of said real estate in Deed Volume 1736, page 264, a distance of 42.41 feet to the Northwest corner of Instrument No. A201300114530, also being the Southwest corner of Instrument No. 870093014, both found in said Recorder's Office and the Point of Beginning of the following described Easement; thence continue South 00 degrees 03 minutes 28 seconds East along the West line of said real estate in Deed Volume 1736, page264 and Instrument No. 201300114530, a distance of 308.66 feet to the Southwest corner thereof; thence North 89 degrees 15 minutes 35 seconds West along the Westerly projection of the South line of said real estate, a distance of 25.00 feet; thence North 00 degrees 03 degrees 28 minutes West 320.31 feet to the South right of way line of East 86th Street; thence South 64 degrees 22 minutes 52 seconds East along said South right of way line, 27.74 feet to the Point of Beginning.

AREA 3:

Non-exclusive easement in gross referred to as the "Tower Access Easement" for access over, through and across all driveways, entrances, exits and curb cuts located on the "Real Estate" described in a certain deed recorded September 19, 2013 as Instrument Number A201300114530, in the Office of the Recorder of Marion County, Indiana, as follows: Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East and further being a part of land recorded and described in Instrument Number 1998-0221554 in the name of Washington Township AND Instrument Number 47467 in Deed Volume 1714, Page 490 in the Office of the Recorder of Marion County, Indiana, described as follows: Beginning on the North line of said North West Quarter of the North East Quarter, at a point distant 30.00 feet West of the North East corner of said Quarter-Quarter Section Line; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 second East 20.37 feet (measured) to the south right of way of 86th Street; thence on and along said right of way South 89 Degrees 14 Minutes 24 Seconds West 176.56 feet to the Point of Beginning of this description; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 Seconds East 105.91 feet; thence South 40 Degrees 12 Minutes 06 Seconds East 71.84 feet; thence South 78 Degrees 32 Minutes 54 Seconds East 93.56 feet on and along the prolongation from an existing curb line from the southeast to the deflection in said curb line; thence on and along said curb line South 89 Degrees 45 Minutes 22 Seconds East 38.55 feet to a point 30.00 feet West of said Quarter-Quarter Section Line; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 Seconds East 153.16 feet; thence South 90 Degrees 00 Minutes 00 Seconds West parallel with the North line of said Northeast Quarter 116.68 feet; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line South 00 Degrees 47 Minutes 27 Seconds East 36.85 feet to the South line of real estate conveyed to The Metropolitan School District of Washington Township by a Warranty Deed recorded as Instrument Number 7891 in Deed Record 1736, Page 264-265 in the Office of the Recorder of said County; thence on and along the South line and parallel with the North line of said Northeast Quarter South 90 Degrees 00 Minutes 00 Seconds West 110.63 feet; thence North 45 Degrees 13 Minutes 15 Seconds West 58.38 feet; thence parallel with the North line of said Northeast Quarter North 90 Degrees 00 Minutes 00 Seconds West 54.02 feet (measured) to the West line of said Washington Township real estate; thence parallel with the East line of the aforesaid Quarter-Quarter Section Line North 00 Degrees 47 Minutes 27 Seconds West on said West line 308.66 feet to the South Line of land described in Instrument Number 870093014 conveyed to the City of Indianapolis; thence on and along the southerly boundary of said land the following five (5) measured distances: thence South 66 Degrees 08 Minutes 25 Seconds East 23.75 feet; thence South 00 Degrees 47 Minutes 01 Seconds East 25.00 feet; thence North 62 Degrees 39 Minutes 05 Seconds East 44.72 feet; thence North 00 Degrees 47 Minutes 01 Seconds West 5.00 feet; thence North 57 Degrees 23 Minutes 33 Seconds East 52.96 feet to the south right of way of 86th Street; thence on and along said right of way North 89 Degrees 14 Minutes 24 Seconds East 40.52 feet to the Point of Beginning containing 1.846 acres, more or less, **EXCEPTING THEREFROM** that land as described in a certain deed to the Consolidated City of Indianapolis, as recorded in Instrument Number 870093014, in the Office of the Recorder of Marion County, Indiana, being described as follows, to-wit: Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 17 North, Range 3 East, Marion County, Indiana, described as follows: Commencing at the Northeast corner of said Quarter Quarter Section; thence North 89 degrees 15 minutes 46 seconds West 352.70 feet along the North line of said Section to the Northwest corner of the owner' land; thence South 00 degrees 13 minutes 51 seconds East 24.65 feet along the West line of the owner's land to the South boundary of 86th Street and the point of beginning of this

description; thence North 89 degrees 48 minutes 00 seconds East 102.01 feet along the boundary of said 86th Street; thence along said boundary Easterly 4.58 feet along an arc to the right and having a radius of 98,171.34 feet and subtended by a long chord having a bearing of North 89 degrees 48 minutes 05 seconds east and a length of 4.58 feet; thence South 58 degrees 07 minutes 49 seconds West 52.96 feet; thence South 00 degrees 02 minutes 45 seconds East 5.00 feet; thence South 63 degrees 23 minutes 21 seconds West 44.72 feet; thence North 00 degrees 02 minutes 45 seconds West 25.00 feet; thence North 65 degrees 23 minutes 34 seconds West 23.68 feet to the West line of the owner's land; thence North 00 degrees 13 minutes 51 seconds West 17.76 feet along said West line to the point of beginning and containing 0.0656 acres, more or less.

3. Property address (if available): 1595 E 86th Street, Indianapolis, IN 46204.

4. Record title holder of the Land as shown in the deed dated September 17, 2013, recorded September 19, 2013 as Instrument No. A201300114530 in the Office of the Recorder of Marion County, Indiana:

   City of Indianapolis and Marion County

5. Search from February 2, 1959 to the effective date of this report finds the following:

   A. Taxes for the year 2019 payable in 2020 in the name of Indpls. City of c/o Marion County Sheriffs Office
   Brief Legal: Pt NW1/4NE1/4 S24 T17N R3E 1.672ac
   Taxing Unit: Washington 800 Parcel No: 8061343
   State ID No.: 49-03-24-114-015.000-800

   1st installment: $0.00 NON-TAXABLE
   2nd installment: $0.00 NON-TAXABLE

   Assessed valuation as of Effective Date (for information only:)
   Land: $0.00 Improvements: $0.00 Exemptions: $0.00

   B. Taxes for 2020 payable 2021 now a lien, not yet due and payable.

   C. Note: The real estate tax information set out above is all that is currently available in Marion County County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, Near North Title Group, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of, the present unavailability, or accuracy of tax information.

   D. Current and delinquent sewer use charges, if any, are not liens of record until certified to the County Auditor for collection. Delinquent charges, if any, which may become liens in the future, may be ascertained from Citizens Energy Group.
   As of the effective date of this commitment, there is no lien filed against this real estate pursuant to I.C. 35-9-25-11

   E. Lease made and entered into as of December 3, 1998 by and between Civil Township of Washington, Marion County, Indiana (Lessor) and Vertical RealEstate, Inc. (Lessee), the memorandum of which is recorded January 19, 1999 as Instrument Number 1999-0009698; and said Lessee's interest assigned to Lattice Communications, LLC by Assignment And Assumption Of Lease recorded December 26, 2003 as Instrument Number 2003-0273523; and said Lessee's interest further assigned by Bill Of Sale And Assignment And Assumption Agreement to Pinnacle Towers Acquisition LLC, recorded February 3, 2005 as Instrument Number 2005-0017616. Amendment To Memorandum Of Lease by and between Civil Township of Washington, Marion County, Indiana and Pinnacle Towers Acquisition LLC, recorded December 31, 2015 as Instrument Number A201500135379.

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F. Right of first refusal in favor Metropolitan School District of Washington Township, Marion County , Indiana or its successor school corporation, according those terms and provisions set forth in deeds recorded December 15, 1998 and September 19, 2013, as Instrument Numbers 1998-0221554 and A201300114530, respectively.

G. Reservation of easement for water service main, necessary appurtenances and incidental purposes as set forth in a certain deed recorded December 15, 1998 as Instrument Number 1998-00221554.

H. Reservation of easements for locating communications tower, equipment, storage buildings, utility lines, facilities and access, with necessary appurtenances and incidental purposes as set forth in deed recorded September 19, 2013 as Instrument Number A201300114530, and as amended by Amendment to Easement recorded December 28, 2015 as Instrument Number A201500133525.

END OF REPORT

Near North Title Group, by

CONDITIONS AND LIMITATIONS - NOTE: The information contained in this report was obtained through searches and does not constitute a title examination. No representation is made as to the accuracy of the source of the information provided.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in this report, or with respect to the validity, legal effect or priority of any matter shown herein.
2. The Company's liability hereunder is limited to loss sustained by only those parties named in this report as the Assured, by reason of any incorrectness in the matter set forth herein but in no event shall the Company's liability exceed the liability amount set forth herein.
3. Failure to insert information in the blank spaces means no search was made for information in the appropriate category.
4. NO Judgment Search of the Clerk's Office was performed.
5. Search of Recorder's Office. The search made in the Office of the Recorder was limited to those documents which described the real estate shown herein and which were recorded during the search period shown herein.
6. Tax Search. A search was made in the Treasurer's Office for taxes which affect the subject real estate.

EXCLUSIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records subsequent to the effective date hereof or of which the assured has or acquires actual knowledge.
2. Rights or claims of parties in possession.
3. Easements, or claims of easements not shown by the Public Records, and/or outside of the search period.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or 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 records.
6. Conditions, covenants and restrictions not shown by the Public Records, and/or outside of the search period.
7. Ditch assessments, legal drain assessments and public improvement assessments shown by the public record.