865 W. Carmel Drive, Suite 110
Carmel, IN 46032

(317)843-5300 Main
(317)843-5429 Fax
www.NNTG.com

SPECIAL INFORMATION SEARCH

Order No.: IN2015484 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. Legal description of real estate searched:

The following are land descriptions of easements reserved/described in a certain deed recorded as Instrument Numbers A201300114535, 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 northwesternmost eighty (80) feet, measured east to west, by fifty (50) feet, measured north to south, being identified as the "Tower Easement Area" in a certain deed recorded September 19, 2013 as Instrument Number A201300114535, in the Office of the Recorder of Marion County, Indiana, contained within the following described "Real Estate", to-wit: Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 17 North, Range 3 East in Marion County, Indiana, more particularly described as follows:
Beginning at the Southeast corner of the said Quarter Quarter Section; thence North 00 degrees 03 minutes 59 seconds West along the East line of the said Quarter Quarter Section 150.00 feet; thence South 89 degrees 17 minutes 55 seconds parallel with the South line of the said Quarter Quarter Section 250.00 feet; thence South 00 degrees 03 minutes 59 seconds East parallel with the said East line 150.00 feet to the said South line; thence North 89 degrees 17 minutes 55 seconds East along the said South line 250.00 feet to the place of beginning.

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 B of a certain deed recorded September 19, 2013 as Instrument Number A201300114535, in the Office of the Recorder of Marion County, Indiana, over that real estate described as follows: Being part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 17 North, Range 3 East in Marion County, Indiana, described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section; thence North 0 degrees 06 minutes 45 seconds East, 1,475.00 feet along the east line of said Northeast Quarter to the point of beginning of this description; thence South 89 degrees 28 minutes 42 seconds West 220.00 feet; thence North 0 degrees 06 minutes 48 seconds east 10.00 feet to the north boundary of owner's land; thence North 89 degrees 28 minutes 42 seconds East 220.00 feet along said north boundary to the east line of said Northeast Quarter; thence South 0 degrees 06 minutes 48 seconds West 10.00 feet along said east line to the point of beginning, containing 2,200 square feet, more or less.

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 A201300114535, in the Office of the Recorder of Marion County, Indiana.

3. Property address (if available): 8404 Ditch Road, Indianapolis, IN 46260.

SPECIAL INFORMATION SEARCH

4. Record title holder to the Land as shown in the deed dated August 29, 2013, recorded September 19, 2013 as Instrument No. A201300114535 in the Office of the Recorder of Marion, Indiana:

   City of Indianapolis and Marion County

5. Search from the September 9, 1969 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 City of Indianapolis Fire Dept
   Brief Legal: Pt NE1/4 S21T17NR3E 0.8625ac
   Taxing Unit: Washington 800 Parcel No: 8049790
   State ID No.: 49-03-21-124-007.000-800

   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 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 dated 11/27/2000, by and between Washington Civil Township of Marion County, Indiana (Owner-Lessor) and
   Sprint Spectrum L.P. ("SSLP"-Lessee), the memorandum of which is recorded December 5, 2000 as Instrument Number 2000-0191483.

   F. Lease dated 4/24/2002, by and between The Trustee of Washington Township, Marion County, Indiana (Lessor) and GTE Mobilnet of Indiana Limited Partnership d/b/a Verizon Wireless (Lessee), the memorandum of which is recorded May 15, 2002 as Instrument Number 2002-0092021.

   G. Easements reserved with rights to lease as set forth in a certain deed recorded September 19, 2013 as Instrument Number A201300114535.

END OF REPORT

Near North Title Group, by _____

SPECIAL INFORMATION SEARCH

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 was made of the Clerk's Office.
5. Search of Recorder's Office. The search made in the Office of the Recorder was limited to 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.