



JCLT

Johnson County Land Title, Inc.

40 East Jefferson St., Franklin, Indiana 46131 (317) 738-2226
Member of Indiana and American Land Title Associations



REPORT OF SEARCH

ORDER # 12-61890

PREPARED FOR: City of Franklin Ms. Rhonie Oliver

PERIOD OF SEARCH: FROM May 25, 2012 TO September 27, 2012

NAMES OF GRANTEES IN LAST DEED OF RECORD:

TL Properties 2010, LLC

LEGAL DESCRIPTION:

See Attached Exhibit "A"

UNRELEASED MORTGAGES OF RECORD: (Strictly limited to period of search)

The lien and provisions of a mortgage dated October 31, 1983 and recorded November 3, 1983 in Mortgage Record 257, page 755, in the principal amount of \$12,959.98 by Love Care Med. Centers Inc. to First Federal Savings and Loan Association of Marion.

The lien and provisions of a mortgage dated September 9, 2005 and recorded October 11, 2005 as Instrument Number 2005-028468, in the principal amount of \$888,000.00 by Angelcare Associates, LLC an Indiana limited liability company to CIT Small Business Lending Corporation.

GENERAL JUDGEMENT SEARCH: (Strictly limited to the names hereinafter written and not otherwise)

Judgment search has been made versus , and NONE found.

TAXES:

Taxes for the year 2011, each half in the amount of \$817.50, due and payable in May and November 2012; assessed in the name of CIT Small Business Lending Corp; Parcel ID No. 41-08-14-021-101.000-009; Franklin Township. May Installment Unpaid and Delinquent. November Installment Unpaid. Assessed Value: Land - \$44,500.00; Improvements - \$166,600.00; Exemptions - \$0.00. No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

Delinquent taxes for last year, delinquent in the sum of \$3,166.50, plus penalties.

Taxes for the year 2012, due and payable in 2013, are now a lien, but not yet due and payable.

REPORT OF SEARCH (page two)

OTHER LIENS OF RECORD AGAINST THE LAND: (Strictly limited to period of search)

The terms and provisions of an assignment of income, profits and accounts receivable dated October 31, 1983 and recorded November 3, 1983 in Mortgage Record 257, page 756 by Love Care Med. Centers Inc to First Federal Savings and Loan Association of Marion.

LIMITATION OF LIABILITY

1. Liability hereunder is limited to the party named under "PREPARED FOR" who shall sustain loss in reliance on information contained herein without actual knowledge of mistake, controversy or title defect. Liability shall in no case exceed the lesser of \$1000.00 or actual loss.
2. This is a search only of certain public records from which the information shown above was obtained and with respect thereto no liability is assumed for (a) the identity of any party named or referred to herein; (b) the validity, legal effect or priority of any matter shown; (c) the inaccuracy of the aforementioned public records; and (d) the physical condition of the land described herein.

MATTERS EXCLUDED

1. Easements or claims of easements.
2. Conditions, covenants and restrictions shown by the public records.
3. Any law, ordinance or governmental regulation affecting the ownership or use of the land or the regulation of existing or future improvements.

JOHNSON COUNTY LAND TITLE, INC.

Dated: October 8, 2012

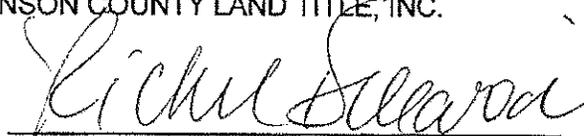
By: 

Exhibit "A"

PARCEL I

TRACT I:

A part of Lots Numbered 32, 33, 34, and 35, and a part of a vacated alley between lots numbered 34 and 35, all in Highland Place Addition to the City of Franklin, Johnson County, Indiana, described as follows:

Beginning at the Southeast corner of Lot Numbered 35; thence North 50.00 feet on and along the East line of said lot; thence West parallel to the South line of Highland Avenue in said City of Franklin, Indiana, 177.7 feet to the West line of Lot 32; thence Southeasterly on last said West line and the West line of Lot Numbered 33, a distance of 63.4 feet to the North line of an alley; thence East on last said North line, 139.5 feet deed, 139.60 feet measured to the place of beginning.

TRACT II:

A part of Lots Numbered 32, 33, and 34 in Highland Place Addition to the City of Franklin, Johnson County, Indiana, described as follows:

Beginning at the Northeast corner of said Lot Numbered 34; thence West on the South line of Highland Avenue in said Addition, 176.3 feet; thence Southeasterly on and along the West line of said Lot Numbered 32, a distance of 100.9 feet; thence East 115.8 feet to the East line of said Lot Numbered 34; thence North on last said East line 79.85 feet deed, 80.00 feet measured, to the place of beginning.

PARCEL II

Forty-six (46) feet by parallel lines off the South side of Lot Numbered 36 in Highland Place, an addition in the City of Franklin, as recorded in Plat Book 1, page 81, in the Office of the Recorder of Johnson County, Indiana.