Spectacular REAL ESTATE AUCTION

Wednesday, March 4 at 11am

HANCOCK COUNTY

Adjoining the west side of Greenfield, IN

OFFERED IN 24 TRACTS

INFORMATION BOOKLET

Cushman

In Cooperation with

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.

OWNERS: Elanco US Inc.

Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725 260-244-7606 or 800-451-2709 SchraderAuction.com

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Note: Title Commitment from First American Title will be available for all tracts prior to auction. Interested parties can contact auction company to receive when available.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MARCH 4, 2020 1122 ACRES – GREENFIELD, 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 <u>auctions@schraderauction.com</u> or fax to 260-244-4431, no later than Wednesday, February 26, 2020.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION	
	(FOR OFFICE USE ONLY)
Name	Bidder #
Address	
City/State/Zip	
Telephone: (Res) (Office)	
My Interest is in Tract or Tracts #	
BANKING INFORMATION	
Check to be drawn on: (Bank Name)	
City, State, Zip:	
Contact: Phone No:	
HOW DID YOU HEAR ABOUT THIS A	UCTION?
\square Brochure \square Newspaper \square Signs \square Internet \square Radio	o 🗆 TV 🗆 Friend
□ Other	_
WOULD YOU LIKE TO BE NOTIFIED OF FUT	
☐ Regular Mail ☐ E-Mail	
□ Tillable □ Pasture □ Ranch □ Timber □ Recreation	onal Building Sites
What states are you interested in?	
Note: If you will be bidding for a partnership, corporation or other entity, y with you to the auction which authorizes you to bid and sign a Purchase Ag	o o
I hereby agree to comply with terms of this sale including, but not limited to, premiums, and signing and performing in accordance with the contract if I am Real Estate and Auction Company, Inc. represents the Seller in this transaction	the successful bidder. Schrader

Online Auction Bidder Registration 1122± Acres • Hancock County, Indiana Wednesday, March 4, 2020

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

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

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

1. My name and physical address is as follows:

	My phone number is:
2.	I have received the Real Estate Bidder's Package for the auction being held on Wednesday, March 4, 2020 at 11:00 AM.
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; Fax 260-244-4431
	For wire instructions please call 1-800-451-2709.

7.	(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 <i>in lieu of actually attending the auction</i> as a personal convenience to me.
9.	This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by 4:00 PM , Wednesday , February 26 , 2020 . Send your deposit and return this form via fax to: 260-244-4431 .
I under	rstand and agree to the above statements.
Registe	ered Bidder's signature Date
Printed	l Name
This d	ocument must be completed in full.
-	receipt of this completed form and your deposit money, you will be sent a bidder number assword via e-mail. Please confirm your e-mail address below:
E-mail	address of registered bidder:
conver	you for your cooperation. We hope your online bidding experience is satisfying and nient. If you have any comments or suggestions, please send them to: ① schraderauction.com or call Kevin Jordan at 260-229-1904.

- NOTICE -

Prospective bidders may enter upon the Property only at the advertised times on the scheduled inspection dates or by special appointment.

No person shall enter upon the Property without first executing an approved form of Waiver and Release.

INSPECTION NOTICE

WAIVER AND RELEASE

In exchange for being allowed to enter the premises owned by Elanco US Inc. for inspection and other purposes ("Activity"):

- 1. <u>Waiver and Release</u>. I hereby release Elanco US Inc., Schrader Real Estate and Auction Company, Inc., and Cushman & Wakefield U.S., Inc., including any of their related entities, members, officers, directors, employees, agents, successors, or assigns (collectively, the "Released Parties"), from all liability, and waive all claims against any of the Released Parties, for injury, loss, expense, or damage, in any way arising out of or relating to the Activity, regardless of whether it is caused in whole or part by the negligence or other misconduct of any of the Released Parties.
- 2. <u>Risks</u>. I understand that the Activity involves risk of injury and loss, both to person and to property. I understand that this Waiver and Release is intended to address all risks of any kind associated with any aspect of the Activity or related in any way to entering the premises, including, particularly, such risks created by the *action, inaction, or negligence* on the part of any party, *including any of the Released Parties*, including without limitation risks created by the failure to maintain the premises in any specific condition.
- 3. <u>Assumption of Risk</u>. I assume all risks, known and unknown, foreseeable and unforeseeable, in any way connected with the Activity. I accept personal responsibility for any liability, injury, loss, or damage in any way connected with the Activity.

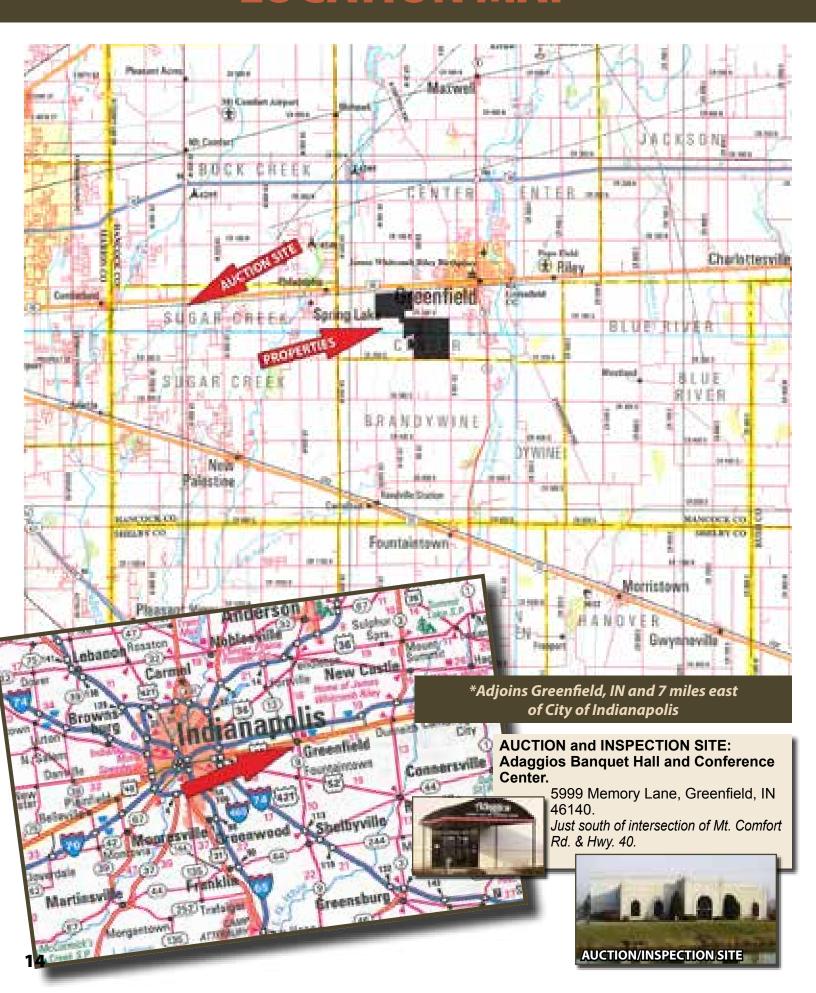
I have read this Waiver and Release. I understand that I have given up substantial rights by signing it. I am signing this Waiver and Release voluntarily.

Dated:	Signature:	
	-	
	Printed:	

US.125846330.06

LOCATION & AERIAL TRACT MAPS

LOCATION MAP



AERIAL MAP

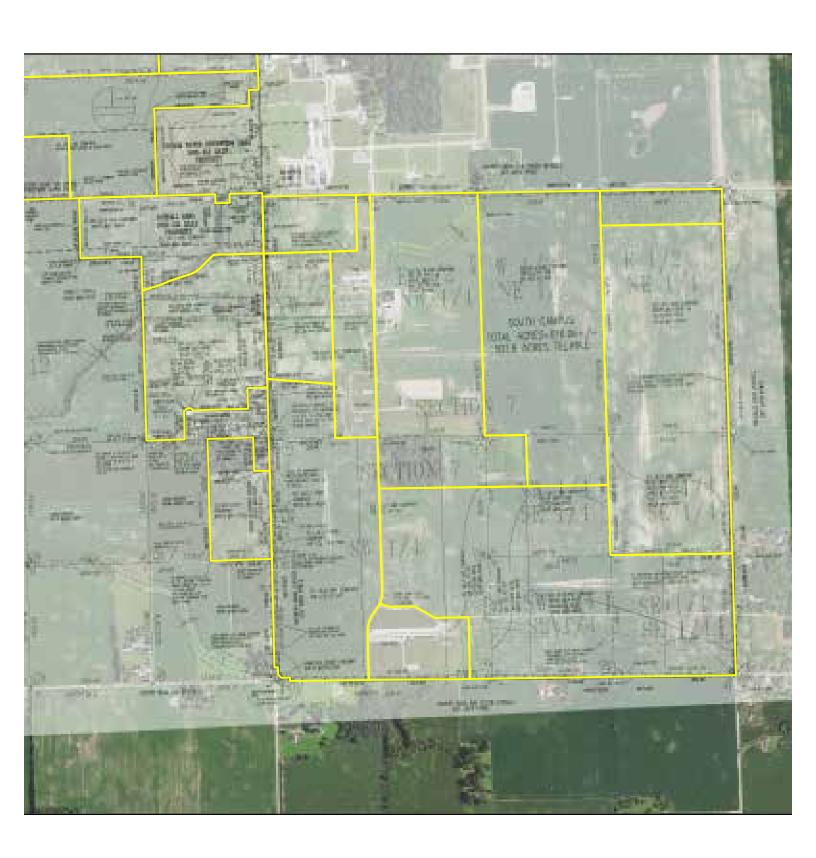




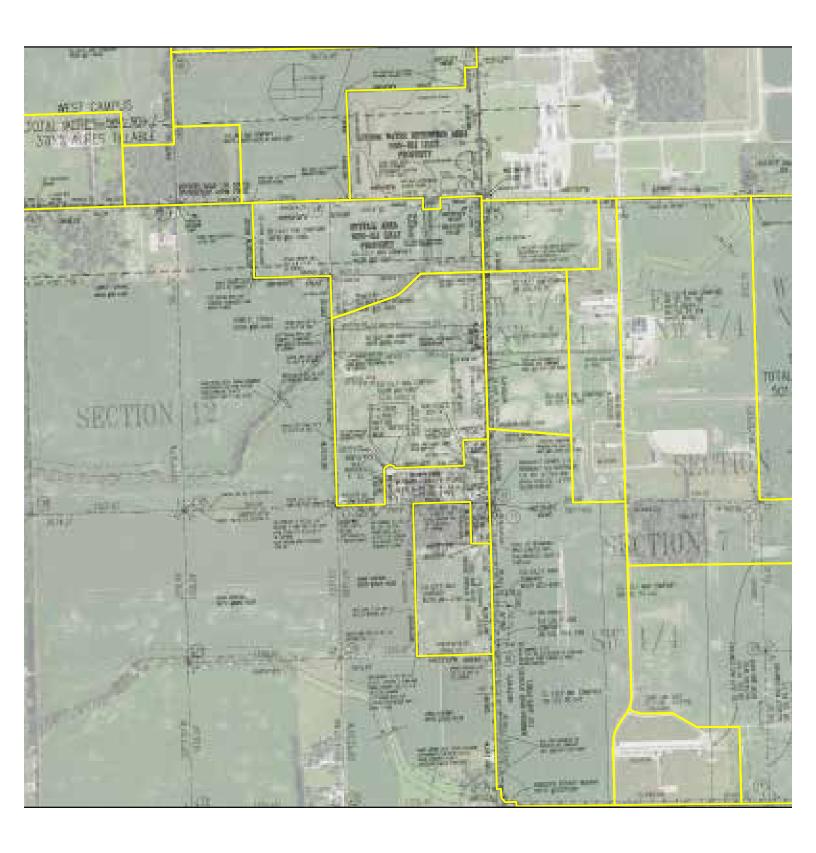
SURVEY MAP - FARM A - (Tracts 1-11)

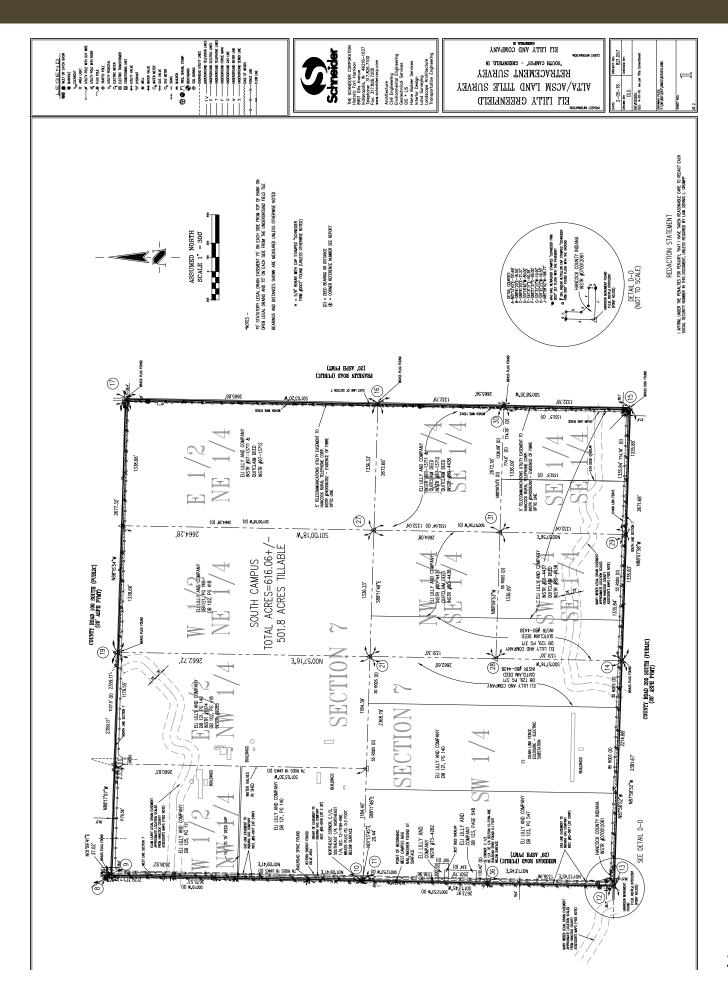


SURVEY MAP - FARM B - (Tracts 12-21)



SURVEY MAP - FARM C - (Tracts 22-24)





SURVEYOR'S REPORT

Community of a point on the West line of soil West had a distance of 861.5 ket South of the Northwest course thereof, bost course thereof, bost soil point by North in our distribution of 193.2 feet, thereo South possible will be North in our South possible will be North in our set of Meet I and a soil of the Community of the Co A part of the West half of the Southwest Quarter of Section 7. Township 15 North, Range 7 East, described to follows, to-wit:

The Northwest Quarter of the Northwest Quarter of Section 7, Township 15 North, Range 7 East, containing 36 paces, more or less. Deed Book 129, page 371

Deed Book 125, page 111

Commercing of the southeast corner of soid West Haif and running thereo West on the south fine there of 55 the face conds to the parollel with the east fine of soid west Haif to the North fine thereof, thereo east on the morth fine 55 rook to the mortheast corner of soid West Haif, thereos south on the east like of soid West Haif to the pioce of beginning.

An East Division of the West Holf of the Southeast Quarter of Section 7 Township 15 North, Range 7 East, bounded as follows, to—will:

encing of a point on the north line of soil Quarter Quarter Section 774.6 ket west of the northeast benefit mentor south and point with the north interest 1332.5 do not to the south fine of soil Outer Soilor, there was on soil with the to the southerd come of soil Quarter Quarter. It shows not not the west the heart of the soil outer Quarter I, then on the heart the heart of soil Quarter Quarter Soilor, west on the north in the soil to be pool to logistic.

An East Division of the Southeast Quarter of the Southeast Quarter of Section 7, Township 15 North, Range 7 East, more particularly described as follows:

A West Dhiston of the Southeast Quarter of the Southeast Quarter of Section 7, Township 15 North of Range 7 East, described as follows:

SOUTH CAMPUS RECORD LAND DESCRIPTION

All present right title and interest of Grantor in and to all real estate located in the Southeast Quarter of Section 7, Township 15 North, Range 7 East, Hancock County, Indiana.

Instrument Number 80-4438

The East Holf of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 7, Township 15 North, Range 7 East of the Second Principal Meridian.

Part of Instrument Number 97-13712

Commercing on a point on the Stank line of soid counter section Strong limit of the East line of soid literal 1641, unequal throws their protein he has fast line to disposit section. When this line is old quarter section, there literal count literal literal literal literal section, the literal A West drison of the Mest Holf of the Southeast Quarter of Section seven (7), Township fifteen (15) North, Range Seven (7) East, and bounded as follows:

ALS), the east division of the Southwest quarter of Section even (7), township litteen (15) North, Range Seven (7) East, and bounded as lelions:

Commercing of the Southeast corner of said Southeast quarter and running theree North on the East the of Southeast Courter to the North the morest themse their calls that have 30 cast, theses South proaded with the East fine of said quarter exclos to the South line of said quarter exclos, theses East on add South line 30 rosk, to the place of beginning, containing 30 corns, more or less. The first of the Northeast Coerts, containing Clayly (Bi) scree, more or leas and the East half of the Wortheast Courte, containing Semen's and IIII - Law Hausdelle (70.25) orde, more or least, both in Section Seme (7), Teample Titleen (15) Nexts, Royay Seme (7) East of the Second Interior Mendon. Part of Deed Book 121, page 140

Community of the Southerst cover of sold fleet itsict thereo frost with the fleet fleet or stold fleet itsic search-indicated (17) once of citizen (17) once the corp, proper of the size is not and with itsic that citize in level fleet once Solth with the citize or old fleet itsic search-inder (17) once to one citizen (17) once to one citizen (17) once to search (17) once to one citizen on control and the citizen of the cit Aloc. A South Division of the Matt Holf of the Northmest Quarter of Section (7), Township Fiftern (15) North, Range (7) East, more particularly described as follows:

Also the west half of the northeast quarter of section seven (?) township fifteen (15), range seven (?) east, containing in all one hundred eighty seven acres, more or less.

Part of Instrument Number 97-13711

The east holf of the northwest quarter of section seven (7) township (15) north, range seven (7) east, containing seventy one (71) ourse, more or less.

Part of Deed Book 102, page 418

Most Commending of a point on the South line of the Southwest Quarter of Section Seven (7) Township Filters (19) Then, Press Seven (11) Lines (11) On these of the Section Seven Seven or demands seven lines propriet with the State I lines Remord to the North Base of all Southwest Quarter Breach West, seven West, and North Inform (11) On the Base South Seven Base I have seed that the Deep Seven Breat Memors East on and South Res to the Appending containing Prifytee (15) order, seven or Ness.

LAND DESCRIPTION (based on 2008 Schneider Survey) at of Section 7, Township 15 North, Range 7 East in Hancock County, Indiana; SOUTH CAMPUS

That 0.253 are tract of land described in a deed to Hancock County, indiana recorded as instrument Number 070012081 in the Office of the Recorder of Hancock County, Indiana, described as follows: A port of the west half of the southwest quorter of Section 7, Toweship 15 North, Reaps 7 East in Center Pope 481, encock County, Indiana, and being part of the grants's load as described per Deed Record 123, Pope 4817 on recorded in the Office of the Recorder of Hancock County, indiana and being more particularly described as follows:

Delight of a nombest own of source field in the delighted on poly 1000 this pict femore has no find of the source of the control of the source If this port of the standard controlled lying within Science 7, Towardy 15 bills of the standard controlled or within 19 bills Science 7, Towardy 15 bills of the standard controlled or 1. Towardy 15 bills with 19 bills of the standard controlled or 1. Towardy 15 bills of the standard controlled or 15 bills of 15 bills o

The above land descriptions describe the same land as contained in First American Title Insurance Company Rie No. 729165, dated January 26, 2016 and printed March 17, 2016. Containing, after said exception, 616.06 acres, more or less.

port of the what lidd of the Schools Operated. Thereby 50 th toget East of all dependent of the schools of the school of the school

Deed Book 123, page 547

Instrument Number 73-4282

ITILE POLICY REFERENCES (File No. 729165-January 26, 2016) Instrument Number 80–4437 (part of Parcel 7–Tract 4, part of Parcel 8, Parcel 11, Parcel 13) Instrument Number 80–4436 (Parcel 7–Tract 4, Parcel 8, Parcel 9, Parcel 11, Parcel 13) Part of Instrument Number 97-13712 (Parcel 9, Parcel 10) Part of Instrument Number 97-13711 (Parcel 9, Parcel 10) Part of Deed Book 102, page 418 (Parcel 7-Tract 1) commended at Sendor of the Sendor and Sendor it creamed to their sendor of their border of the Sendor of the Commended at a field on the South for all design of their sendor of their sendor

Deed Book 129, page 371 (part of Parcel 7-Tract 4, part of Parcel 8) instrument Number 73-4282 (part of Parcel 7-Tract 5) Deed Book 123, page 547 (Parcel 7-Tract 5) Deed Book 123, Page 548 (Parcel 7-Tract 6) Deed Book 125, page 111 (Parcel 7-Tract 2) A part of the West half of the Southerst Loading of Section 7, Termatrip 10 Month, Ranger 7 East, described to Month and the Common of the Section of the Se

Part of Deed Book 121, page 140 (Parcel 7-Tract 1, Parcel 7-Tract 3)

conceives all this Schick (1994 of the theoretication to Collect II.) being denoted not object to the collection of the collection to the collection of the form of prosession can be supported in the collection of the fine of prosession can be supported to the collection of the fine of prosession can be supported to the collection of the fine of prosession can be supported to the collection of the fine of prosession can be supported to the collection of the fine of prosession can be supported to the collection of the fine of prosession can be supported to the collection of the fine of prosession can be supported to the collection of t Then are numerous forces along the perimeter lines of the subject parcels. The relative locations of the ferces are noted on the plat of survey.

here or the difference of the difference are measured femining of the bound's line days between ord, linear, there only be found surely measure to, but not pressly or, cares beautiful to femine a member of the femilier femining femilier for the femilier f

MI DIGITAL STATE OF THE PROPERTY OF THE PROPER

 The occursoy of any food hazed date shown on this report is subject to map scale uncertainful to the control of t the first of the South Compan were established based on the perimeter fines of Section 7, except for the exception in the southeest corner, the fires of which were established based on the record description for the record description for the record description for the record description for the contract of the contr

SURVEYOR'S REPORT (continued)

 Portions of Maridan Road and County Road 100 South were vacated by Hancock County as shown hereon per instrument No. 2003-12050. 4. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others. The within plot and savvey were prepared without benefit of current evidence of source of title for the auxiliary for control or objecters and one therefore subject to any stolement of facts revealed by examination of such document.

This avery and report one board in port upon ophishon formed in occordance with on hiddon Load.

Sumply introducibly to concept of a work in concept with law or a proceeding (190 ML)—12—11(5).

Make of the about State board of registration for Load Sumply. State holdons have an other concept to the control board may for the control board may be to more board may be about the state of proceeding on the control board process or proceeding the state of the post of the board or a board or proceeding on the state of the board or a board or process.

Unless otherwise noted or depicted hereon, there is no evidence of occupation dong the perimeter lines of the subject troot. All survey monuments set or found this survey one flush with existing grode unless otherwise notes.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the apecilications for on Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865. This survey is a retracement survey of numerous parcels of land in title to Eii Lily and Company situated in Section 7, Township 15 North, Range 7 East. This survey is board in part upon prior surveys by The Schreider Corporation (Job Number 82),002 dated November 24, 1997; Job Number 82),107 dated Docember 1, 2000; Work Order number 21627 dated in 1981; and Job Number 821,050 dated August 55, 2008).

South Compart. New Cell Holden Gast Company, Nex; Type of exament: gas made: Recorded: April 6, 1852, Institute with Nex 25-2018, Subject to the form and conditions based (Altech Freed 7-Tered.) South ESERON ROTS EAST OF THE WEST DAY OF THE SIGNEY REAL ESTATE AS

TITLE COMMITMENT COMMENTS

Essement in fover of holdino Cas Company, Inc.: Type of essement gas liver, Recorded. Aprl 6, 1962, Instrument No.: 82-8917. Subject to the forms and conditions thereof. (Affects Percel 7-Incits 2, 3, 5 and 6).

'SAID EASEMENT PLOTS EAST OF THE NEST LINE OF THE SUBJECT REAL ESTATE AS SHOWN HEREON.

An equality by the call, a supermental plant in adapt possible (b) that is a resemption (b) of the call and t

The numerous record descriptions comprising the surrayed tracts are included hereit; however, a land Section (Sen based on the 2008 Scheder surray is included in accordance with the client's directive for the Tompos. There are numerous internal deed gaps and overlaps as shown on plat of survey.

herbert corresponds to the various socion, quarter section and deput corrers utilised this array are the relevant defect of the control section. The correct section and the control deput section covers that always covers that played on the in the statistisment of the first and covers that always are section deviated in the section of the control of

Come 9 is the coloridad sutherst come of section 6. A bross plus ses found in 12/2000 per County Sunger Interest 15. Meet under come 19 and coloridad in harvey. Conserved the terror expension of the harvest counts is deal to one of less Anhess come 18 and allowing the less than the interestical of the harvest counts is 30 and 50 and 10 and a less Anhess come 18 and allowing the less than 10 and 10 Comer 8 is a bross plug found 0.2" down at the acutheast comer of section 1–1544-6E. This comer is retrieved to convey by others. A rational spike of unknown thing was found 2.8 feet south and 0.2 feet seed to come 8. Estimated uncertainty is less than 0.5 feet.

form 11 to be colouded and expert corner of existing 1 catelooked his way by proportioning the consequenced in the recitation and existent queries of Section 7 with the carreporting scrospy confidered the recitation are with contract or the recitation of 1.3 his contract in the recitation are proportion to the same, Sump performed by others established that commit-ments between corners and self-his words superpression of the same statistical but corner mindred between. Usership is destroated against a memory of the same statistical but the other statistical between. Usership is destroated against a memory as contraction and as the contraction. Corner 10 is a bross plug found 0.3 foot below surface of powement per County Surveyor references at the east quarter corner of Section 12. Estimated uncertainty is less than 0.5 feet.

Come 13 is a cost fron Harrison Monument found per County Sameyor references and modes the location for being page (and the PAZZOS Schoper army per County Surger references of the acadheest come of Section 7, Since the monument found this away is in the same location as that found in 2008, it was accepted as being on the range line. Estimated uncertainty is less than 0.5 feet. Comer 14 is a bross plug found per County Surveyor references at the south quarter corner of Section 7. Estimated uncertainty is less than 0.5 feet. Comer 12 is the southoast comer of section 12-15N-RE. A cost iron Horrison Monument was found per County Surveyor references. Estimated uncertainty is 0.5 foot.

Corner 15 is a survey disk found 0.2 feet down per County Surveyor references at the southeast corner of Section 7. Estimated uncertainty is less than 0.5 feet. Comer 16 is a bross plug found per County Surveyor references at the east quarter comer of Section 7. Estimated uncertainty is less than 0.5 feet. Corner 19 is a bross plug found 0.5 feet down per County Surveyor references at the south quarter corner of Section 6. Estimated uncertainty is less than 0.5 feet. Corner 17 is a brass plug found 0,3 feet down per County Surveyor references at the southeast corner of Section 6. Estimated uncertainty is less than 0.5 feet.

Comes 27 through 31 ore coloulade quarter-quorter section comers established this survey based on an algost distinct of the survey format comes repeated more than the respective uncertainties of the comes on which these comes are based in the digust subdivision. A bross plug was found 0.5 foot before the surface of the powement of Comer 30. Comer 21 is the colculated center of section 7 and is established this survey at the intersection of lines connecting comer 19 with 14 and comes 11 with 16. Estimated uncertainty is less than 0.5 feet eact—sets and up to 1.5 feet north—south. Comer 36 is a calculated corners based upon prior survey work done by The Schneider Corporation work order number 21627. This corner was established by oliquot subdivision and its uncertainty in location is objectiveled on the respective uncertainties of the corners on which these corners are based in the dispot addition.

Schneider

Architecture
CNA Explorering
Environmental Engineering
Ceatechnical Services
(35 + LIS
Home Bulled Services
interfor Design
Land Surveying
Landscape Architecture
Iransportation Engineering

EII LILLY AND COMPANY ZOOLH CYNEOS, - CHEENERID' IN RETRACEMENT SURVEY ALTA/ACSM LAND TITLE SURVEY ETI TITTA CHEENLIETD

-16 821.057 OHEORED BYS | December | Percent House | P RAMINO FILESI : \OK\&Z1\C67\DMCS\&Z1067LDMG α

I 3.8. Exement in face of Hercock Rural Teleptons Corp., 4(h)/u/ Hercock Telecorr. Type of seasonetti selecorramodorus un'illy Records (and 1), 2000 Institutional No. 100000820. Subject to the forms and soundered Bende (Metal: Percel 8), 10 and 11). SOUN EXASIENT FORD EAST OF THE WIST LINE OF THE SUBJECT REAL ESTATE. AS SOUND MESCAL. 43. 75 tool right of entry, selbook and use restrictions, possible assessments for maintenance and/or reconstruction, and all rights of others willfiled to continued unifrengined free of water through Mary Weer, a legal drain established in accordance with L.C. 36-9-27-33. (Affects breads 9, 8, 9, 11, 13 and 17) Soid right of entry plots near the southmest corner of the subject real estate (South Compus) and near the southerry side of the subject real estate (Mest Compus)

(D) = DEED BEARNG OR DISTANCE (D) = ODRNER REFERENCE NUMBER SEE REPORT

THE SCHNEIDER CORPORATION Historic Fort Horrison 8991 Oits Avenue Indianopolis, IN 46216–1037 Telephone: 317.828.7100 For. 317.828.7200 www.schneidercorp.com

CERTIFICATE OF SURVEY

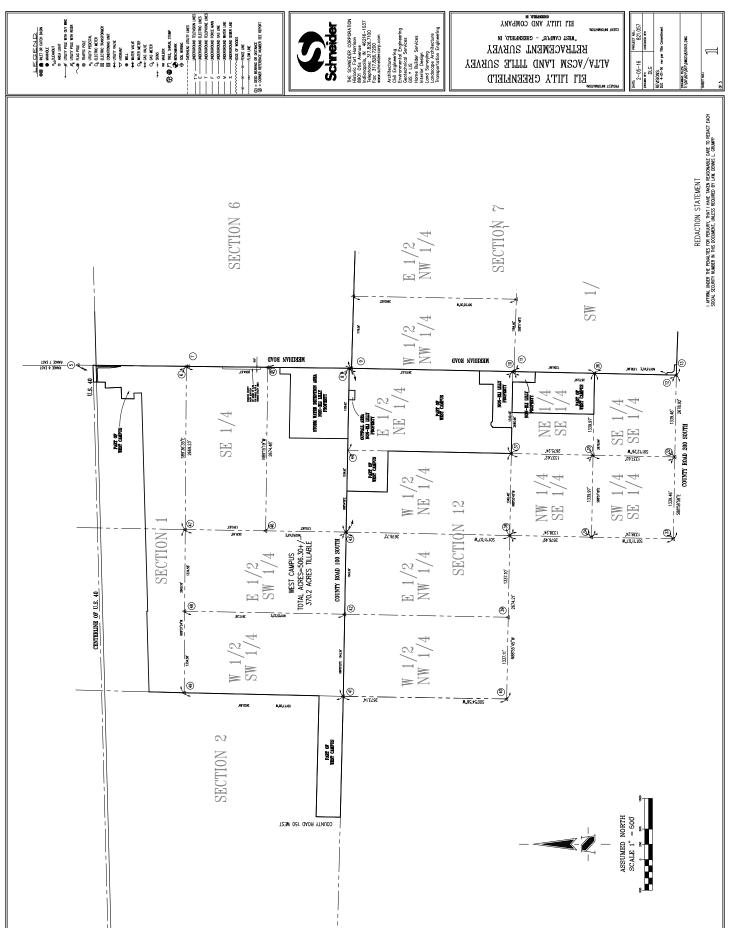
ALTA/ACSM Land Title Survey

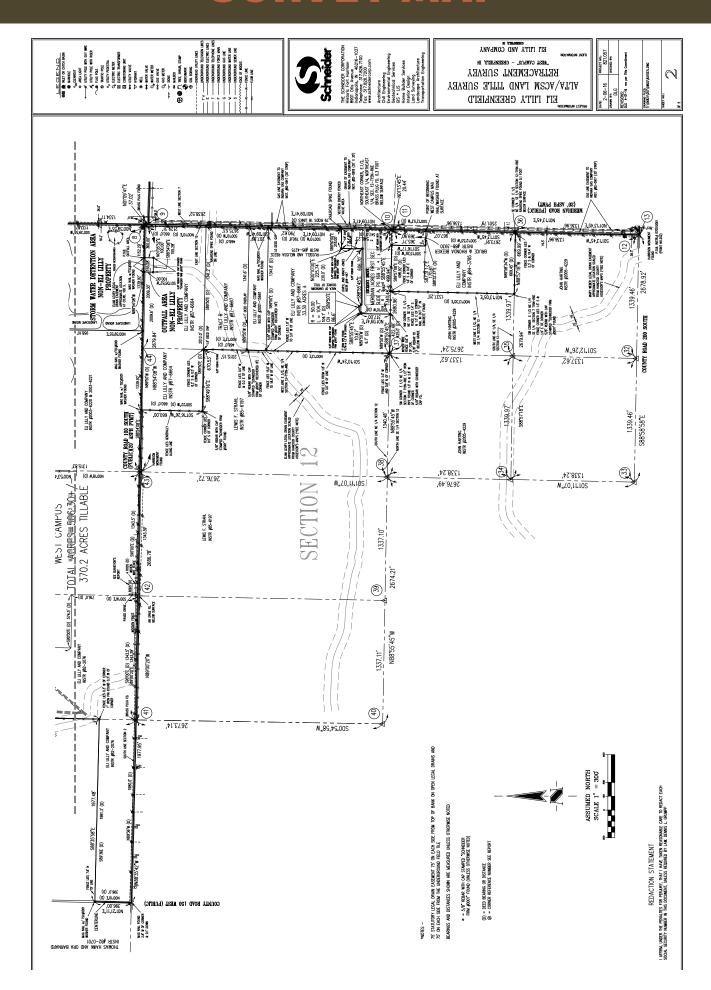
has it to certify that this may or post and be saveny on which it is based when made is concretioned with the formal should problements by LAMA/CAR Land Rail Service, "plays supplied and the problement of the saven and the in the saven the saven the saven the saven the saven which may not always and the in the saven the saven the saven something to the ALMA and ASM and it elects on the case of this center of the saven the saven something on ALMA and ASM and it elects on the data of this centification, undergreated their centificial and it is the saven saven and the saven properties in the saven to the school where the saven is the school and and the saven the sa To: Eli Lilly and Company, First American Title Insurance Company

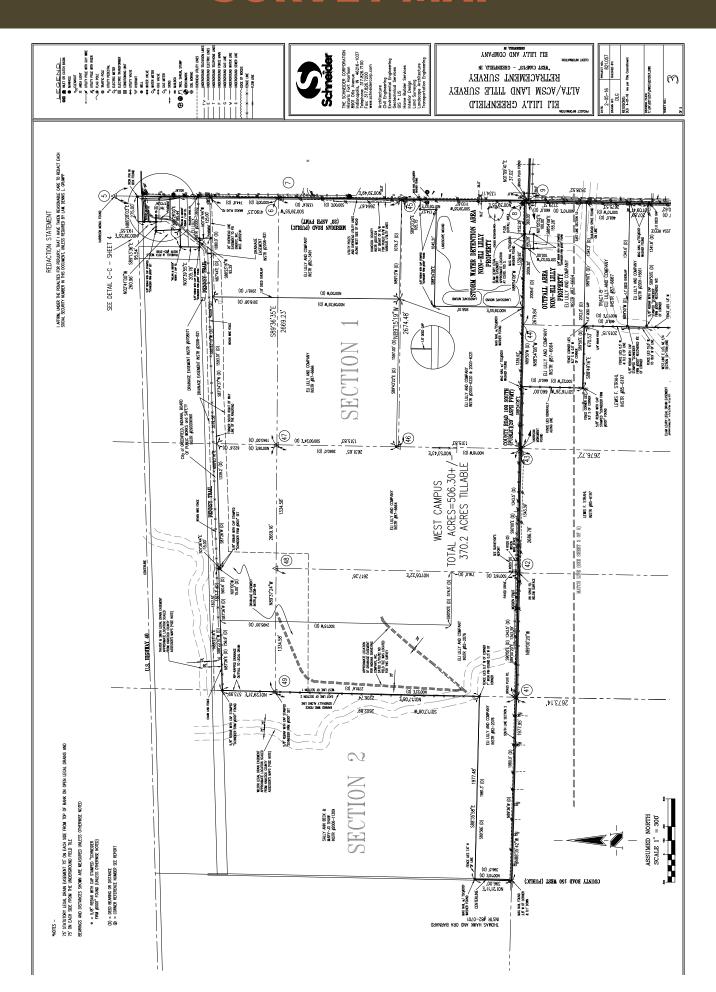
offers, under the panalises for perjary, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Dennis L. Coumpp PS Registered Land Survejor #50003 February 8, 2016

AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, DENNIS L. GRUMPP REDACTION STATEMENT







THE SCHNEIDER CORPORATION
Historic Fort Harrison
1890 Otts Avenue
1900 Ott

There is 0.2 to 4 tool deed overlop between the 2GXY tool course doug the west then of the Jones tool (discussed here and the Section 2GX of the Age will consider to consider by controlled to the record tool discussed to the section of the Section 2GX of th

 Pertons of Meridian Road and County Road 100 South were woorled by Hancock County as shown hereon per instrument No. 2003-12050. 5. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others. The within plot and survey were prepared without benefit of current evidence of source of fills for the
abovert for adjoiners and ore therefore subject to any statement of facts revealed by examination of
such documents.

Zoner 42 and 44 are colocited localities for quarter-quarter connex based upon mothematical spills. A paid spill of the colocal set of tormer 42. These connex were established by disput subdivision and their uncertainties in bootion is degenerate on the respective uncertainties of the corners on which these connex one board in the disput subdivision.

Corner 41 a copportuned found 4 inches below grade at the Northwest corner of Section 12. Estimated uncertainty is less than 0.5 feet.

Coner 43 Harrison Monument found at the previous location of a bross monument over a stone at the north quarter corner of Section 12 (south quarter corner of Section 1). Uncertainty is negligible.

Cornes 47 and 48 locations are based upon calculated locations from previous work by The Schneider conveyation used with office 21827 in 1981. The definitive source for the location of corner 48 la uninears, but it is bootion has no substantive impact on this survey. Corner 47 is an diqual corner. Estimated uncertainty is 1 tool. Zoner 49 is based upon the location of an add cedar post found below the ground per The Schneider Zepscration work order number 21627. Estimated uncertainty is 1 foot.

Corest \mathfrak{V}_{0} is a bross plug found per County Surveyor reference then at the South Quarter corner of Section 12. Estimated uncertainly is less than 0.5 feet. Corner 40 a concrete monument found at the West Quarter corner of Section 12. Estimated uncertainty is 0.5 feet.

Coner. 36 is a cladical comer based upon prior surrey sect date by the Schnieker Corporation well order under SERT. This care was established by those subdefined of the understating his location is geodesic to the respective uncertainties of the content or which these content or those the his subdefined subdefine, in children and well are the content or which these content or broad in the subdefined subdefined. To close days the content of the content or which the content way and apply in the current unerpy in the content of 22 to soon in the activation of content or the content

CERTIFICATE OF SURVEY

for Eli Lilly and Company, First American Title Insurance Company

*LTA/ACSW Land Title Survey

3. A portion of the Born Leary Legel (Regulated) Draft was vacated by option of the Hancook County Draftops Board on War J., 2008. Hance has veceder their Board Might of way like of the Former reditional (over Berray) Trial —approximately 3300 feet east of the central right of lower Berray Trial —approximately 3300 feet east of the central right of the rest of Medician Resolt), to the north right of may fine of County Road (100 South (approximately 420 feet west of Medician Resolt).

Architecture
Cold Engineering
Environmental Engineering
Geoteeninal Services
(SS + LIS
Home Buller Services
Interior Design
Lond Surveying
Lond Surveying
Tomsportation Engineering

Schweider Schweider

where the party between the theorem is also to execute the term of the party between the term of the party between the party party between the party party party party between the party between the party p

)) = DEED BEJANG OR DISTANCE B) = OSHUR REPERINCE HUMBER SEE REPORT

The first of laction forms are stabilished por its record pict. Where incomment found ented the many control pict. Where incomment found or stabilished for the many control pict. Where we want of the age is such as a full shock on the stabilished in the set of the stabilished have for \$100 Mpc. and \$100 Mpc.

Corner 9 is the citololeid southwest corner of section 6. A bross play sear brand in 12/2000 per County, Supergravate 0.13 set of corner 9 or accorded bits aurey, County 9 is estiliabilities better of its Supergravate of the better corner 8 and 10 cent of law in better corner 18 and 20 cent play to the interest or the section of the county of the cent of the cen corner 10 is a brass plug found per County Surveyor references at the exast quarter corner of Section 12. Estimated uncertainty is less than 0.5 feet. Once II is the collected well quarte come of existing "calcidated in surely by proposition) the control of the collection of the collecti

Corner 8 is a breas plug found 0.2" down of the abudheast corner of section 1–1584-6E. This corner is referred to a narrays by other A. relators abude for unknown office was found 2.8 feet south and 0.2 rest of corner 8. Estimated uncertainty is isse than 0.5 feet.

An observation of a contraction of the contraction

Come 5. In the sign of the test spirit count of defect. It has meaned is prime it is usually to the rest and control to the descript of the rape fine. Littled incretibly is the last 10. Her. Cover 7. It is the set spirit count of setting. In the core was not an opinion cover of the LS. Cover 7. It is the set spirit cover the cover was not an opinion cover of the LS. Cover 7. It is the set spirit represerve an expensive of the produced by the cover of the c

WEST CAMPUS (not including Storm Water Detention and Outfall Areas) LAND DESCRIPTION based on Survey

Part of Sections 1 and 2 of Township 15 North, Range 6 East in Hancock County, Indiana, described as follows:

the analysis of the anothesis come of and below. It were both 86 against 54 minute 10 according to the anothesis come of and below. These and the agence of the anothesis come from the anothesis of the anothesis

However: (INDOT Right of Way Acquisition)

The following troot of land, described in a deed to the State of indiano by Warranty Deed recorded May 5, 1989, as instrument No. 9903193, and more particularly described as follows:

COMMOTION In the inference and delicities that the ball of the quality in the control of the con

Also, Except: (NDOT Right of Way Acquisition)

A port of the East Holf of the Northeast Quarter of Section 1, Township 15 North, Range 6 East, Hancock County, Indiana, described as follows:

COMBIDITION of the Northeast came of ond worker, benot Shell (I depart 2) minute 28 worshing (28.9 M He has to State 16.4 M He has the second to the Sheet (28.9 M He has the second to the Sheet (28.9 M He has the second to the Sheet (28.9 M He has the second to the se

Also, Except: (NUDOT Right of Way Acquisition)

A part of the East Holf of the Northeast Quarter of Section 1, Township 15 North, Range 6 East, Hancock County, Indiana, desorbed as follows:

Commoning of the Netherland word of delication was 2011 in Special Schools 20 Secured Coll.
Commoning of the Netherland Schools of the Schools Schools 2011 in Schools 2011 in

Mso, Except: Storm Water Detention Area

Port of the Substance Queen Carellane, Tamonda Missen, et cital of the Sound Principal Medicine in Broadca Queen, selection being extende on talence. These on a carellane being of the Bit Beginning of the Schwarz County, selection being carellane. These on a carellane being of the Bit Beginning of the Schwarz County, and the Substance of the Substance of 10.225 etc. to mind on the same framed of Principal County, and the Substance of the Substance of 10.225 etc. to mind on the same framed of Principal County, these frames of powers to the same county of the same frame of the Substance of Substance of the Substance of the Substance of the same frame of the Substance of the Substance of the Substance of the Substance of the same frame of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of the Substance of Tale Substance of the Substance of Tale Substance of the Substance of Tale Substance of the Substan

ofter said exceptions, 402,89 ocres

AND DESCRIPTION based on Survey (continued)

Land Description Based on Survey (Continued)

open all minimals of south the transport of the behalf of the party of the par I part of the East Helf of the Northeast Quarter of the Southeast Quarter of Section 12, Township 15 North, Range 6 East in Hancock County, Indiana, soils part being more particularly described as follows:

Numbers corresponding to the various section, quarter section and disput comers utilized this survey are about here and detached below. These covers are the section corress, quarter section corress and disput subdivision corners that joings or one is the establishment of the lines and corners of this survey. All were located during the 2000 Scherider survey (Abb No. \$CL1007).

Corner 5 is a Harrison Monument (formerly bross plug) found flush per County Sarveyor references of the throughbest corner of Section 6. This is a common corner to the four surrounding townships. Estimated announderly is less than 0.5 feet. The

Together With:

A DE SERVICIO DE LA COLO DEL COLO DE LA COLO

The COOR and Obson sarveys were determined to be retibinal and defensible interpretations of the record descriptions and the results of those survey survey had for propose of the historia survey for DIL IUI and Constructions, The part Schneider survey of the southery boundary of these frosts was also had.

The lines of the West Compas in Section 1 north of the reditods were established primarily board surveys of the frontist you'll Cooperation, food Northwest 99-1202, which is you depend in Cooperation 12, 2020, 12 doesn's surveys of once, (but humber 1902), carried by Cooperation 10, supported by Cooperation 10, carried by Cooperation 10, supported by preface to the COOPE of Cooperation 10, processes in mode in particular to the COOPE of Cooperation 10, carried 10, carri

The numerous record descriptions comproling the surreged troots are shoulded hereits, thorsers, o land searchights note that 2,200 Schools arrays of surregis is houlded in accordance with the client's facilities for the West Comprol. in distinct to Num Wester Detention Area and Outfall Area is that changes the search of the West Comprol in the control West Comprol troot.

SURVEYOR'S REPORT (continued)

There are numerous hitemaid deed gaps and overlaps as shown on plot of survey. Within this report, references to Sections 1, 2, and 12 hereinafter dan refer to the respective township ofcreads.

The lines of the three exceptions (conveyances to the State of Indiana for right of way) were established oneed on their record descriptions.

Numerous savvey monuments were recovered by COXR and Gibbon a number of which were disregarded due togo apply and proposed and a version of home project record corner. Reference is made to a comment in the Gibbon sarvey field one source of disregardery is the difference between the current centerine of U.S. 40 and the former centerine of the Midstand Road which is 5 feet.

he lives of the West Compus in Section 12 were established in accordance with their record descriptions, along the respective disput lives and along the lines of Meridian Acres, First Section.

West Compus in Section 12

The Outfall Area exception was surveyed and described in accordance with the 2008 Schneider survey.

Respectively control come of control expected (2002) with a first and control Port of the Northoast Quarter of Section 12, Township 15 North, Range 6 East in Hancock County, Indiana, described as follows:

Except; However: Outfall Area

Part of the Northeast Quarter of Society 12, Township 15 North Range 6 East of the Second Principal Merisian in Hanoock County, Indiana being described as follows:

Streament (it was written we did streament between the streament where it will be drown that the streament of the streament which we will be streament to the streament where it is the streament of the streamen

Corner 13 is a cost item historiean Monument found per County Surveyor references and marks the location for temps page used the RZ 2003 Schales array per County, Surveyor references at the southwest conner of Section 7, Secon the monument found this array is in the same location as that found in 2008 it was accepted as being on the range line. Estimated uncertainty is less than 0.5 feet.

Corner 12, 34, 55, 17 through 39 ore colocided corners board upon prior servey work done by The Schooled Corporation and order number 1867. These corners were established by disput subdistion or their uncertainty is houston in dependent on the respective uncertainties of the corners on which these corners are board in the disput subdission.

Corner (2 is the southeast corner of section 12–15H–6E. A cast iron Horrison Monument was found per County Surveyor references. Estimated uncertainty is 0.5 foot.

Containing, after said exception, 84.28 acres.

lotal Area of West Campus (Not Including Starm Water Detention and Outfall Areas); 506.30 acres, more or less. The doore land descriptions describe the same land as described in Frat American Title insurance Company File No. 729165, dated January 26, 2016 and printed March 17, 2016.

SURVEYOR'S REPORT

I, is exception with 100 MS, Molde 1, Chaple 12 of the hideas destination Code ("Des 12"). In islanding observation and or of contract and contraction in more entitled this tarray as a result of underlated in interest amountainty; in social contribution on part of the contraction of the land should summ lates it as amount of surregion of miss.

There are numerous fences along the perimeter lines of the subject parcels. The relative locations of the fences are noted on the plat of survey. where the preference of the demonstrate meant of femotion depth is basedy to be also mean of limited, there may be load strong means may, but not probled, it now bookery concern. In case, the supplied of the demonstrate may, but not probled, the concern may are the supplied of the demonstrate may be found through the defined of the man between the man and the demonstrate may are the supplied of the demonstrate may be a required to demonstrate the man and the supplied of the problem of the man and the supplied of the problem of the man and the man and the supplied beloaded between the man and the man and are the supplied beloaded the man and the man and are the supplied beloaded to the man and the man and are the supplied beloaded to the man and the man and are the supplied beloaded to the supplied to th

bless observise noted or agricted hereon, there is no evidence of occupation dang the perimeter lines of the subject boact. All survey monuments set or found this survey are flush with existing grade unless otherwise noted. This away and report are bound in port quent opinions formed in excentioner with an indicate Load Strange's improved in consists a ware to consider a ware to the consideration of the co

The Relative Positional Accuracy (due to condom errors in measurement) of this survey is within the specifications for on Unbon Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865. This survey is based in part upon prior surveys by The Schneider Corporation (Ato Number 821.002 dated Novembe 24, 1891, but Number 251.007 dated presenter 1, 2002, Work Order number 21827 dated in 1891; and sub-Marche 21.003 dated Jugast 55, 2008. This survey is a retrocement survey of numerous parcels of land in title to Eli Lily and Company situated in Sections 1, 2 and 12 of Tomothip 15 North, Range 6 East.

For the state of t

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MEST CAMPUS" - GREENPIELD, IN RETRACEMENT SURVEY ALTA/ACSM LAND TITLE SURVEY

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he fine of the former Ballocol (now Pennay Teal) were established by The Schreider Corporation by whee of a survey concluded for III (18) to propose of contributing the absolated sized of my from the reflected in 1807. The conclusion see based on the ratio is proceed in the first contribution may have amountable; the backlor of the teamer rationed spirit, only as its enterior of CS being the for the opportunity and the first contribution of the contribution in the first of the spirit of the spirit

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 PROJECT HO.

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 DLC
 REVISIORS.

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offirm, under the penalties for perjury, that I have I number in this document, unless required by law.

Dennie L. Gumpp PS Registered Land Sarwayo #50303 February 8, 2016

the in a colonial for the date go, between the control of the good for the colonial for the

The fines of the fleet Compus in Section I south of the rathood were established based on the various Midster (lines, on the variety dedecations, and on the fight of way line of the former Rathood. The Storm Midster Delettion Area corpoids was surrept and described during the 2008 Schneider survey and the lines and conners help this survey.

Compus in Sections 1 and 2 - South of the Railroad

To the best of my tendelogs and belief the within plot does represents a survey mode under my the parameters to consider a considerable to the field supervisor to considerable to the field was the think amenymen performed an aboung 20 through 20 and federary 1.7 for Extract an element and the Sample Apple of the Consideration of the Considerat o redact each Social Security

AFRIAL UNDER THE PENALTIES FOR PERJURY, THAT I HANE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NAMER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, DENNIS L. GRUMPP REDACTION STATEMENT

THE SCHNEIDER CORPORATION Historic Fort Horrison Bladford Olfs Avenue Bladford IN 46216–1037 Telephone: 317.855.700 www.schneider.corp.com

Architecture
(VII Engineering
Environmental Engineering
Gesteenhool Services
(IS + LIS
Home Bulled Services
Interfor Design
Land Surviving
Land Surviving
Landscape Architecture
Transportation Engineering

Schweider Schweider

The of the first off (B) of the Northeast Charter (BC B) of Scotion 1, Instantly 10 North, Rospy 6, page 14 and 16 and 16

A part of the find held (§) of the Northwall Charter (§ §) of Section 1, Cannado 55 North, Broop, Refer to control of the Section 1, and the Section 1, cannado 50 Northwall 1, and the Section 1, the Indirection of the Section 1, or to control 1, or to control the Section 1, or to control 1, The property of the field will wellowed Described the Solutions Ordering 1, Security 1, Se

instrument #1974-3145 (see Instr #2001-15661)

Instrument Number 82-3491

A part of the Northeast Quarter and a part of the Southeast Quarter, all in Section 1. Towards (15 Worth, Kange 6 East, in Center Towards), Hancock County, Indiana, more particularly described as follows. Forwitz:

CROWNER & 2 still be the set all and all to Steads at its instance, and he and not help-of-tend it in EC, and SL land Bonds, there as all 10 steads 10 steads 24 second each set all along paid set its ECAMO set. These some 30 steads 10 steads 24 second sect, and set and set also state at the SLACOMO set. These some 30 sect, and set all the sect and 10 section 10 steads with the section 10 steads 10 section 10 steads 10 section 10 sectio

A part of the east 1/2 of Section 1, Township 15 North, Range 6 East in Hancock County, Indians; part being more particularly described as follows:

Except that part corresped to the State of indiana by deed recorded May 5, 1999 as instrument No. 9903193 in the Office of the Recorder of Hancock County, Indiana, to-wit: A port of the East Holf of the Northeast Quarter of Section 1, Township 15 North, Range & East, Hancock County, Indiana, described as follows:

Instrument Number 87-5664

despines of a cord on the case of the case of the despines can excellent LLTD first from the case of t

the first which typically on an only she for the foreign extended member (CMSTOR) of a cost of the well for dead (7) section of the interestion also to content of 50 flowers for the property of the contents of 50 flowers for the foreign of the fo A port of the East Holf of the Northeast Quarter of Section 12, Township 15 North, Ronge 6 East, Described as follows:

TOCENER with the following as an easement for ingress and egress purposes:

Section of the control of the contro

The South helf of the Southeast quarter of Section 1, Township 15 North, Range 6 East, containing 80 ocres, more or less, in Honcock County, State of Indisan.

Comments of the Norbeast come of and Section Beeca Scali (I) deeper 27 inheins 28 security from the Norbeast Comment of the Section Beeca Scale (I) and the Section Beeca Scale (I) and the Norbeast Comment of the Section Beeca Scale (I) and the Section Beeca Scale (II) and the Section Beeca Scale (III) and the section beecan beecan

Except therefrom: A part of the East Half of the Nartheast Quarter of Section 1, Township 15 North, Range 6 East, Hancock County, Indiana, described as follows:

Varied 3 I part of the East half of the Northeast Quarter Section 1, Township 15 North, Range 6 East, bounded software

the identify described read entate, it imposed County, State of Indians, In-vall. A post of the Name Annual County of the State State of State State of State State State of State S

The Southeast Quester of Section 1. Tomanip 15 North, Range 6 East of the Second Principal Maridian. TITLE POLICY REFERENCES (File No. 729165—January 26, 2016) instrument Number 030006221

Comment in force of City of Operafield. Tops of comment: strom water utility. Recorded, Journary 24, 2009, instrument Mo.: 080000821, Subject to the forms and conditions banch (Alfacts Penell 1, 2 and 1, 5 op. 1, 2009, Mo. 1909, Mo. 190 Essenint in force of Hancob County, Indiano, Type of essenintir right-of-way, Recorded October 23, 2009, instrument No. 2011284, Subject to the terms and conditions thereof (Affects forcet 1) SAU ESSENIT ROTS SOUTH OF THE WORTH LINE OF THE SUBJECT RELL ESTATE AS SHOWN HERGON.

Exement for land formerly used for school as diolosed by deeds recorded as Instrument Naz. 81-0742 and 87-984. (Wheta Prend For Bioscusson of "Sub.ECT TO USED FOR SCHOOL PHIRPOSES".

 Plot of survey recorded July 31, 2003 os Instrument No.: 030016110. (Affects Pared 1, 2 and 3) RECORDED FALT OS STRIKEY WAS PERPARED BY THE SCHREIBER CORPORATION AND USED AS RETERMES, FOR THIS SAWEY. Plet of survey recorded July 31, 2003 as instrument No.: 0.000/6115.
 RECORDED FALT OS SURVEY, NS. PREPARED BY THE SCHWEDER CORPORATION AND USED AS RETERENEE, FOR THIS SURVEY. Plet of survey recorded March 18, 2009 as leaturent Na.: 090002742.
 RECORDID PALT OF SURVEY WAS PREPARED BY THE SCHIEDER CORPORATION AND USED AS REFERENCE FOR THIS SURVEY.

Exement in forcr oit Methopte Chemo, Inc.; Type of essement; perjettud dolings; Recorded, Jug. 1997; Instrument No.; 970671. Subject to the terms and conditions thero! (Affects Proce 2) 20.0 Excepter PLOTS NORTH OF THE NORTH LINE OF THE SUBJECT REJL. ESTATE AS SHOWN INFOCIAL.

Beginning in the point of inferencials of the East line of sold Sociole 1 will the centre line of the Mandro Floor (1). A Signal 1, 200, 1 was examined to the bead of the Centre of 1, 2000 in 1, 200

East, Hencock County, Indiana, described as follows:

nstrument Number 87-6664 (Troct "A" & "B"): (Parcel 4, Parcel 12) instrument Number 1974-3145 (see Instr #2001-15651); (Parcel 15) instrument Number 20-13602: (not in 11te Commitment) Instrument Number 060001403 (Parcel 1): (not in 11te Commitment) instrument Number 87-6667 (Tract "B"): (Parcel 14, Parcel 16) Instrument Number 84-3785: (Parcel 17) instrument Number 82-3491: (Parcel 1) instrument Number 030006221: (Parcel 3)

instrument Number 060001403 (Parcel 2): (not in Title Commitment) instrument Number 060001403 (Parcel 3): (not in Title Commitment)

43. 75 tool right of entry selback and use restrictions possible assessments for maintenance and/or reconstruction, and all rights of obsers entitled to continued unintempted line of water brough Mary Blear, a legal drain established in accordance with LL 38-9-27-33. (Althests Praces 7, 8, 9, 11, 15)

Said right of entry plots near the southwest corner of the subject real estate (South Campus) and near the southerly side of the subject real estate (West Campus)

Commencing of the Northwest cover of soil Section, Devel South I degree Z ministers 20 seconds Commencing on the Commencing Commenc

Comments of the bread of proposed cover and the contract of th

DCEPT, HORENER, the following frect of land, haring been conveyed to the State of Indiana by Warranty Deed recorded May 5, 1999, as Instituted No. 990,1193, and more particularly described as follows: A part of the East Half of the Northeast Quarter of Section 1, Township 15 North, Range & East, Honcock County, Indiana, described as follows:

COMMISSION of the second register, the second control of the secon

INCO IN COMPAND AND CONTROL OF CO

Commending at the Nativisati covers of and section, thereof Such I degree 22 includes 35 section 16 and 25 section 16 an COMMODIG of the forbroad corne of add section, have South of degree 12 inhelia 26 second End 1972 has dony the East the of add section to the the threshest corner to second the 26 seco ALSO DICEPT: A part of the East Hat of the Northeast Quarter of Section 1, Township 15 North, Range 6 East, Hancock County, Indone, described as follows: NLSD DIGGET. A port of the East Half of the Northeast Quarter of Section 1, Township 15 North, Range 6 East, Harcock County, Indiana, described on follows:

Commended at the second cover of a contract country of the contract cover of the contract cover of a contract cover of a cover of the c urt of the Northeast Quarter of Section 12, Township 15 North Range 6 East of the Second Principal Meridian in Hancock County, Indiana being described as plans: Commencing, of the furtheast corner of ead Souther, these South II deeper 22 includes 28 seconds between 18 seconds and 18 sec

be Southeast Charter of Section 1, Towarding 15 North Range 6 East of the Second Principal Meridian in Hancock County, Indiano being described on Also, Except: Storm Water Detention Area

Beginds of the School corner of all control service process control beneath of the Reginds Lie and Control beneath the Control beneath of the Control beneath of

The state of the s NSIE POOD 1800 ()

CHI LILLY AND COMPANY

KETRACEMENT SURVEY

ALTA/ACSM LAND TITLE SURVEY ELI LILLY GREENFIELD

> AFIRIJ, UNDER THE PENALTES FOR PERJIEY, THAT I HANE TAKEN REASONABLE CARE. TO REDACT EACH OCAL SCOURTY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAIR, DENNS L, GRUMPP REDACTION STATEMENT

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| 2-05-16 | 821.057 | Recent was 2-05-16 | 821.057 | Recent was 0.05 | Recent was 0

WEST CAMPUS RECORD LAND DESCRIPTION (not including Storm Water Detention

and Outfall Areas)

A part of the New And Called and a set of the field of deficies is froming to their though G tild in Colle Teach, through Colley, lindow, more articularly accorded as direct to all. Implies of a breat joh markely be soldowed owns a foreign of their deficies. These shapes of a breat joh markely be soldowed owns of the soldowed better of their deficies. These shapes are all the soldowed owns are the soldowed owns and the soldowed owns are allowed about the conference of county found 200 for a before of their collection. The soldowed owns are allowed to the collection of their field 200 feet and the conference of county found 200 feet and before own the collection of the c

the first and set of the method was decided to the control of the

Instrument Number 060001403

No. o part of the between Country of Socials, Thomphy 15 Web, Roopy East in Country Investigation of the Country of the Country Order Country of the Country of the Country Order Country of the Country Order Country Order Order

The control of the co SIRECT to an area of 0.194 cores, being 8 rods Morth and South by 4 rods East and West, out of the Southwest corner of the dove described boot, formely used for solvid purposes.

Percel 2 A percel of land lying in the Northeast Quarter if Section 1, Township 15 North, Ronge 6 East, being more particularly described as follows:

Containing after said exception, 132.488 acres, more or less.

Beginning at a cristical safe on the facili facil ontol quarter section 1563 best found on the Southeast country facility the event of the segment of the section 1560 and the se

of the East Holf of the Northeast Quarter of Section 12, Township 15 North, Range 6 East, in Township, Hancock County, Indiana, more particularly described as follows, to will:

Range Build It is, yet all we sent half of the removal toward of the Removal Removal

> Exament in force of Public Service Company of Indiana, Type of exament: transmission line, Recorded July 31, 1934, instrument No.: 198, in 80ok 17, pape 500. Subject to the terms and conditions theroit. (Affects Percel 1 Essenial in form of Hancool County Rurd Beatic Memberality Corporation: Type of essenial: electric Percel 1)
> SAD EXESTIGNT APPEARS TO BLANKET IN INTURE, NOT PLOTIED:

TITLE COMMITMENT COMMENTS

1strument Number 030006220

Exement in foor of PS Energy, Inc.; Type of exement: overhood inte, Recorded, March 24, 1995; instrument No. 95(2014). Subject to the terms and conditions thereof, (Miscus Percel 1) HOUR SERVENT ROTS SOUTH OF the WORTH LINE OF THE SUBJECT REAL ESTATE AS SHOWN HEREON.

Instrument Number 82-2076: (Parcel 5, Parcel 6) Instrument Number 87-6666: (Parcel 2) Instrument Number 2001-15661: (Parcel 15)

27



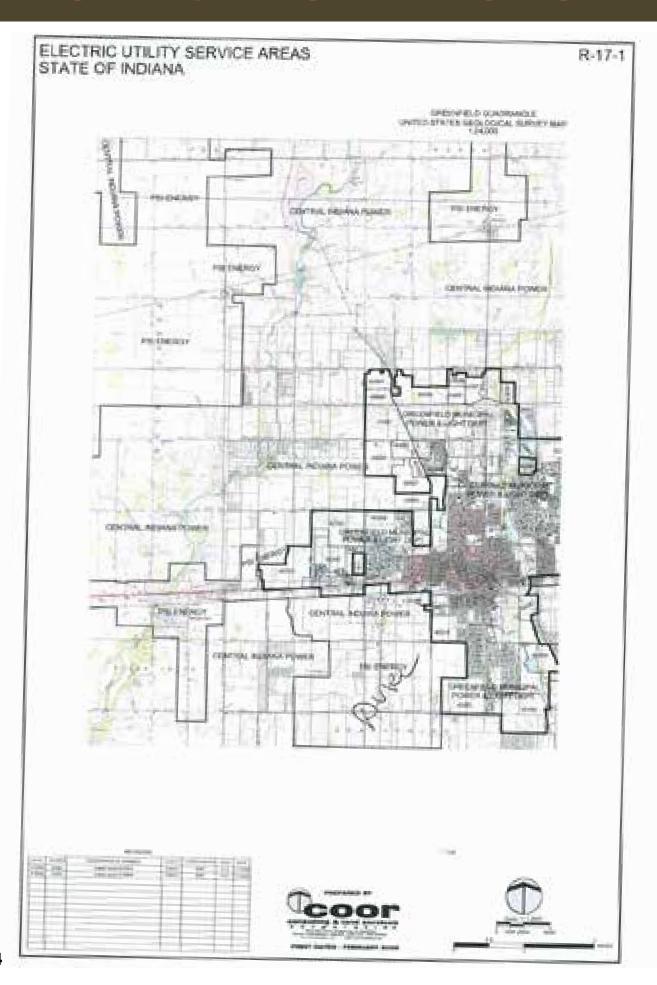
ZONING INFORMATION AND MAPS

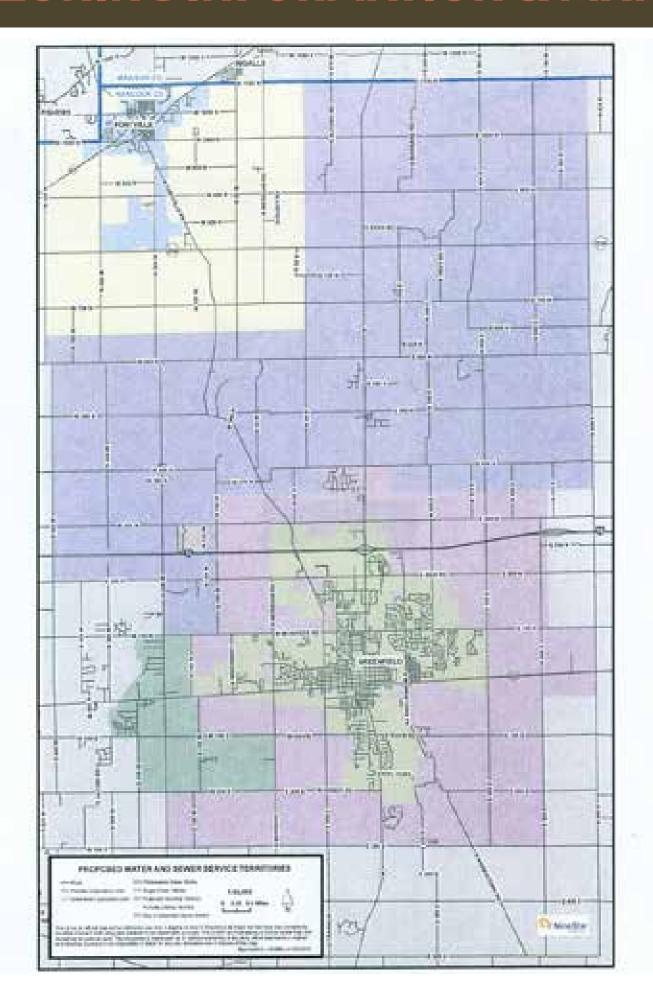
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Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP P	
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	Attached Single-Unit	C	P	2		C			P			
	Two-Unit	C	P	7		p.			C			
Dwellin	g Unit Accessory to a Business Use			C	P	P			16.			
Reside	Mixed-Use Multi-Unit initial with Commercial Uses			c	10	C			c		DIE	
Multi-	Unit (3 or more Units)		C	C	p.	C	p/	9	7	S.D.	0	
Ass	sted Living or Nursing Homes	c	4	c	c	C	113	pi	100			
(Mc	Group Homes Iti-Unit Developments only in IM and BP)	100	198	99	96	90	P :	0.005	(2)	C	c	
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	All Mon-Residentia	of Dennis	opment	over St	1,000 Seu	ave Feet	Require	Develop	Menent Pic	ra dinga	wal	
	borhood Scale Retail, Grocery, or Food Markets r 10,000 Square Feet)				ÿ.	<u>F)</u>	(P)	(6)	-		(p)	
50-7 00 (100)	Corridor Scale Retail, Grocery, or Food Markets (0.000 Square Feet or Larger)				10			p.	ģ:		ъ	
Resta	urants, No Drive-Thru				P.	C	P	9	Tr.			
The second secon	rants With Drive-Thru						92	7	-0			
100	ing Distilling With Tap or Tasting Rooms				P	¢	10	0	P	70	(P)	
	wing/DistRing Without Tap or Tasting Rooms			Lecus.	ment la		72	P/s	C	(0.)	(D)	
	The state of the s	A4-7	Mary 1	and the second	MERCI			17000	0.840	1 2000	pp.	
Use	District	RL	RM	RU	DT	TN	CN	NR	cs	LMI	BP	
Art and Creative Studios, Galleries, Sales					P	9	73	95	P			
A December	Fitness and Health Studios/Gyms nal Care, Beauty, and				.8	8	88	Pa	P	T.	128.0	
1000	PRODUCT CONTRACTOR OF STREET, AND ADDRESS.				77	30	900	2	p			
Perso	Spa Services Garden Centers and				100	A.C.	#12 #12	H.	i e	THE		

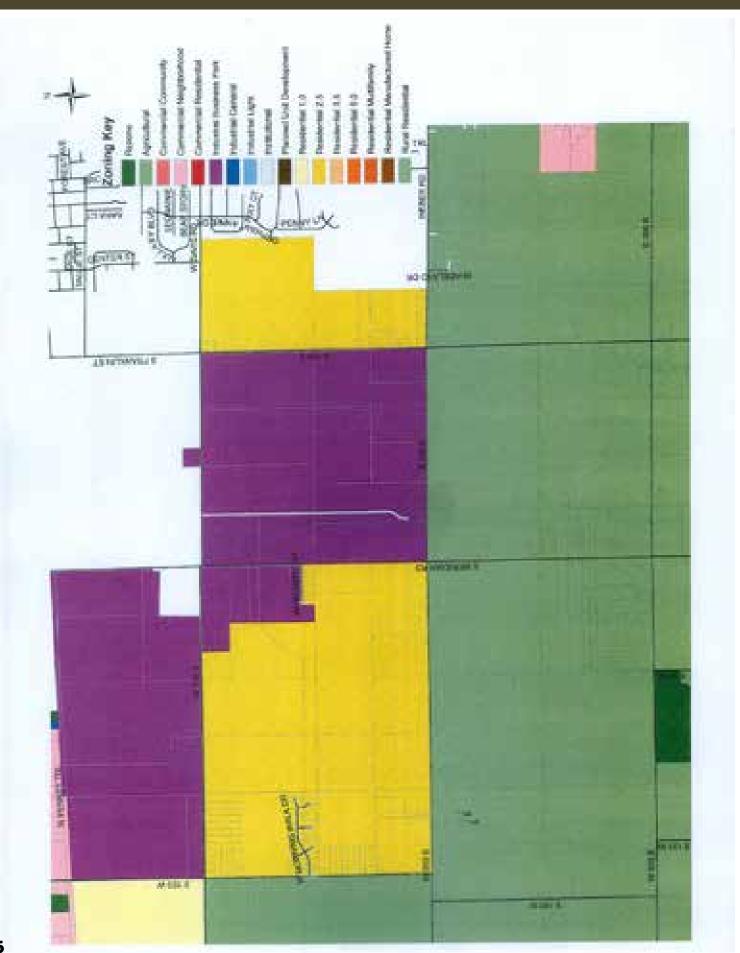
		Dry-Cleaning				N.	P	P	P	9		
(Profe	borhood Scale saional Offices Square Feet or Under)				7	*	7	P .	pij		
		le Professional Offices 6,000 Square Feet)				*	c	8	P.	¢.	P	140
Finar	ncial Se	prvices Without Drive-Thru				128	R	y.	W	P.		
F	nancia	Services With Drive-Thru						P	73	78		
Pho	emacy.	No Drive-Thru				79	P	P	0	- 24		
		Vith Drive-Thru						0	90	P.		
		venience Store Gasoline Sales						P	2			
G	asoline	Sales Without venience Store						Ç	0:		TE:	
Sales, 1	Service Service D or fev sale, 35 allding s	Scale Vehicle is, and Repairs ver vehicles for 500 square feet size or smaller)							E	c	P	
Seles, 3 (Mor	Service re than	r Scale Vehicle is, and Repairs 10 vehicles for ilding size over 3,500)							D)		103	
Re	creator	nal Vehicle and Boat Sales							Ď)		D	
Ad		ertainment and sually-Oriented Businesses						c			c	
	AL	action Facilities							C	C	C	
		000000000000000000000000000000000000000		RISM,			Contract Con	A CONTRACTOR OF THE PARTY OF TH	A STATE OF THE PARTY OF THE PAR			
Use		District	Rt	RM.	RU	DT	TN	CN	NR	CS	IM	BP .
	Outd	ublic or Private oor Recreation	C.	C.	С.	10	.0	H	雅	8		
		ublic or Private oor Recreation				(9)	280	100	10.	類		
C		nce, Event, and mance Venues				36	9	ĝ.	75	PS	11/60	pl.s
Mov		ater and Indoor Entertainment				P	9	P	(p)	9		
		ry, Museum, or ual Arts Center	c	C	C	P	P	P	P	P		
Pt		tecreation Club				16	C	0	1	7.		
In	door S	hooting Range						C	C	C	C	(but
		Boutique Hotel				2		-90	5 P	0.7		000
		Hotel				9		(P)	JI.	0		(I) E
		Resort	100			9	-0	P	4	P		
	Bed	and Breakfast	C	C	C	9	100	- 11	97	-		

		IND	USTRIA	LAND	HEAVY	USES				1
Use District	RL	RM	RU	DT	TN	CN	- NR	CS	.IM	80
Small Scale						-	200	Tan.	II WY	-
Enclosed industrial (Under						Ē	20	Ç.	Spir	D.
20,000 Square Feet) Medium Scale								-		
Enclosed Industrial						9	p)		100	7
(20,000-50,000 Sq. Feet)						_ K.,	All I		10	1000
Large Scale			-			100-01			200	
Enclosed Industrial						D	D)		P	10
(Over 50,000 Sq. Feet)										
Engineering or Research Laboratories				0		- 25	10.5	0.5	p:	- 11
Data Processing and						77			23	
Analysis				C		P	P		P	0
Printing, Publication, and				c		P	P		P	0
Similar Uses				18	C		10		N. Carlot	
Enclosed Trade, Artisan,				100		Test i	237	753	0.21	
and Vocational Schools or				¢		C	6	6	C	-0
Fabrication Shops Airport, Heliport, or Helipad										
as Primary or Accessory						8	6		0	
Usea							20			27.11
Public and Mass Transit										
Stations and Accompanying				C		(0)	Ç/	67	C	C
Uses		-					_			-
Enclosed Storage, Wholesale, and Distribution						0	9 8		TIPE	
Uses						~	100			
Enclosed Recreational										
Vehicle, Boat, Automotive,							C	E.	- C-	
or Self-Storage							123		- 176	
Unenclosed Outdoor							0		E ps	
Storage of Commercial									_	
Gases							C		C	
Industrial Food or Beverage							24		c	
Production							C			
Enclosed Heavy Equipment						C	C		C	
Repair Communications Towers					-	100	7.5			
Communications Towers	D.	0	D.	D.	0	O NO.CA	0.000	0	0	0.0
to a management	AND DESCRIPTION OF THE PARTY OF	TUTION		The second second	ALCOHOLD STATE				79.5	89
Jse District	RL	RM	RU	DT	TN	CN	NR	CS	IM	A CONTRACTOR OF THE PARTY OF TH
Hospital				C	6	C	C	C	C	¢
Emergency Services				C	c	C	C	-01	C	C
Outpatient Medical and				-11	C	Tr.	P/S	P.S	P	i.p
Urgent Care Services Psychiatric Facility				T.		T.	p.	P.	P	
Medical Clinic				-	ip.	11	-	P	P	Rea
Neighborhood Scale				-11		-	- 17	Est.	10.548	10000
Medical Offices				70	100	360	12	60		100
					La de		100	- 10		
(6,000 Sq. Feet or Under)										

Medical Offices (Larger than 6,000 Sq. Feet)											
Veterinary without Kennel				B3	- P	2	27	T.P.	P		
Veterinary With Kennel				0.5	C	0	C.	C	C-		
Boarding/Kennel						C	C-	10	C		
Trade, Public, Or Private School or University	¢.	100	¢	\$1	(C)	C	Ç.	C	ic.	53	
Government Administration and Courts				Ç:	.0	C	C)	100	c		
Detention and Corrections Facilities							C)	MCE.	0		
Public Health and Safety Services	¢.	c	-c		387	10	7	P.	Ţ		
Religious Assembly	77	17	102	C	1	C	C	C-	C		
Ohlid Daycare or Development Center	c	c	4	12	P	2	7	Sp)	p	7	
Adult Daycare	01			P.	20	7	-	P	P.	P-	

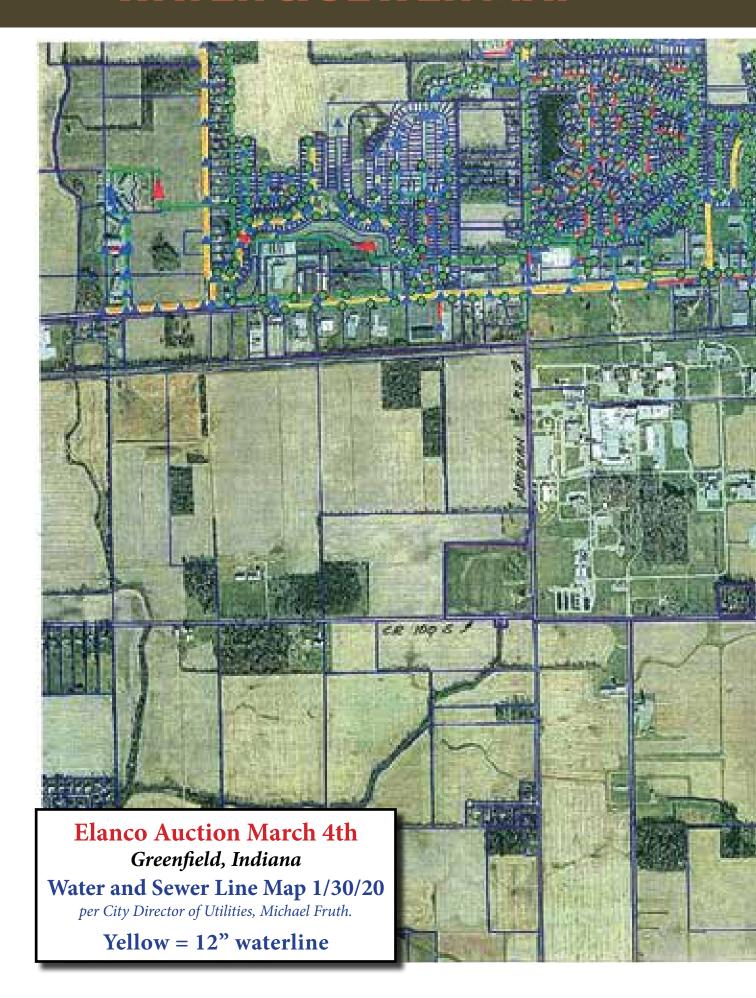






UTILITIES: WATER & SEWER MAP Greenfield, IN

WATER & SEWER MAP



Greenfield, IN

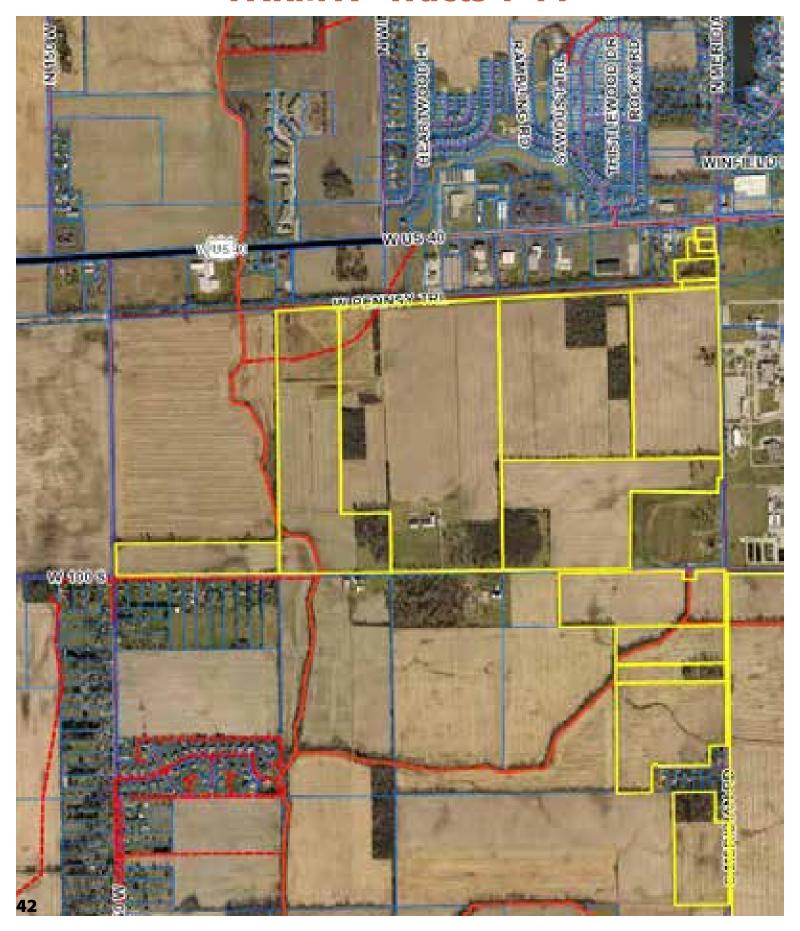




COUNTY REGULATED DRAINS

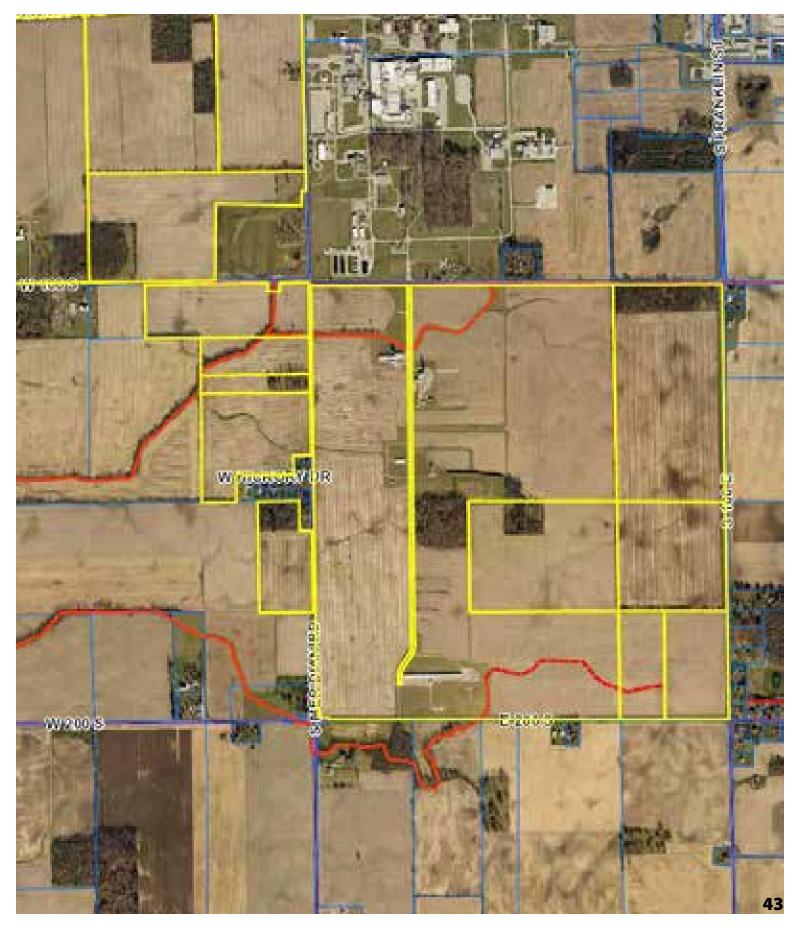
COUNTY REGULATED DRAINS

FARM A - Tracts 1-11



COUNTY REGULATED DRAINS

FARMS B & C - Tracts 12-24





PHASE 1 REPORT

To access the Phase 1 Report:

Visit http://www.schraderauction.com/auctions/7649

- > Click on the Downloads Tab
- > Select Phase 1

Contact the Auction Manager with Questions

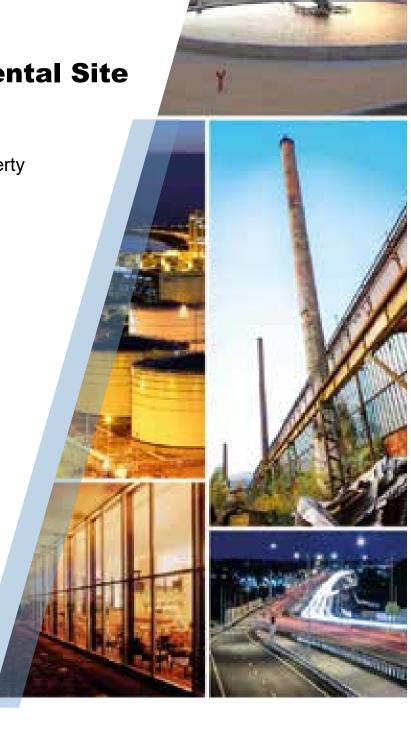


Phase I Environmental Site

Assessment

Greenfield Farms Approximately 1,147-Acre Property Greenfield, Indiana

Prepared for: Elanco Animal Health

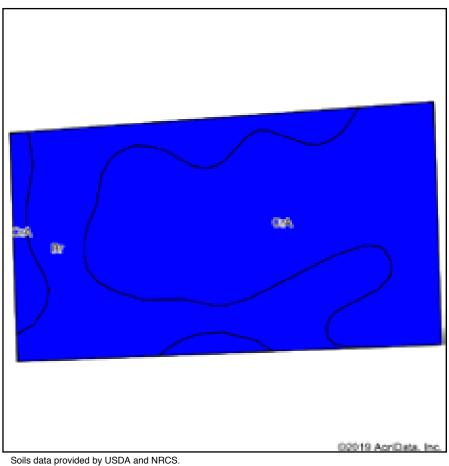


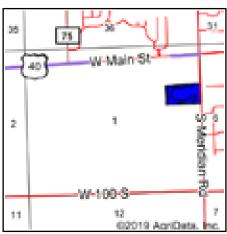


SOIL INFORMATION



Soils Map





Indiana State: County: Hancock Location: 1-15N-6E Township: Center Acres: 14.82 Date: 1/28/2020



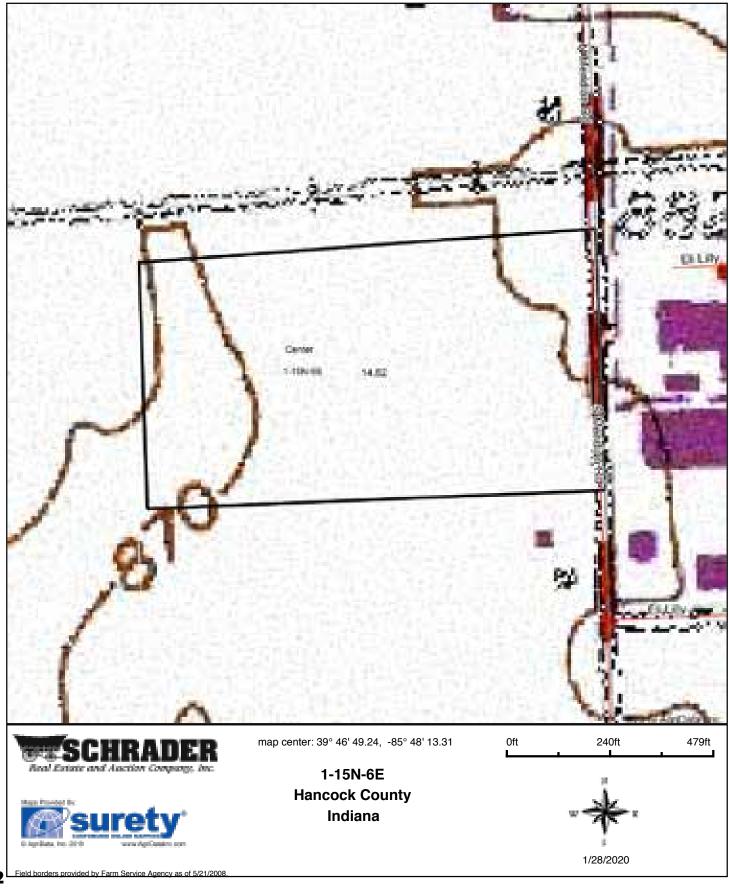




Area S	Area Symbol: IN059, Soil Area Version: 22									
Code	Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	9.17	61.9%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	5.65	38.1%		llw	173	70	51	12	6
	Weighted Averag						65	47.9	10.1	5.4

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 3



WETLANDS MAP - TRACT 3

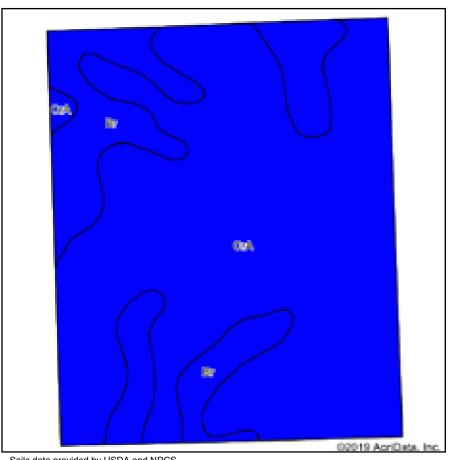


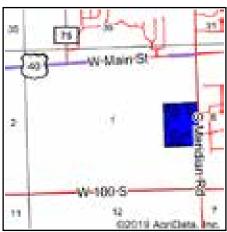
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





State: Indiana
County: Hancock
Location: 1-15N-6E
Township: Center
Acres: 32.77
Date: 1/28/2020





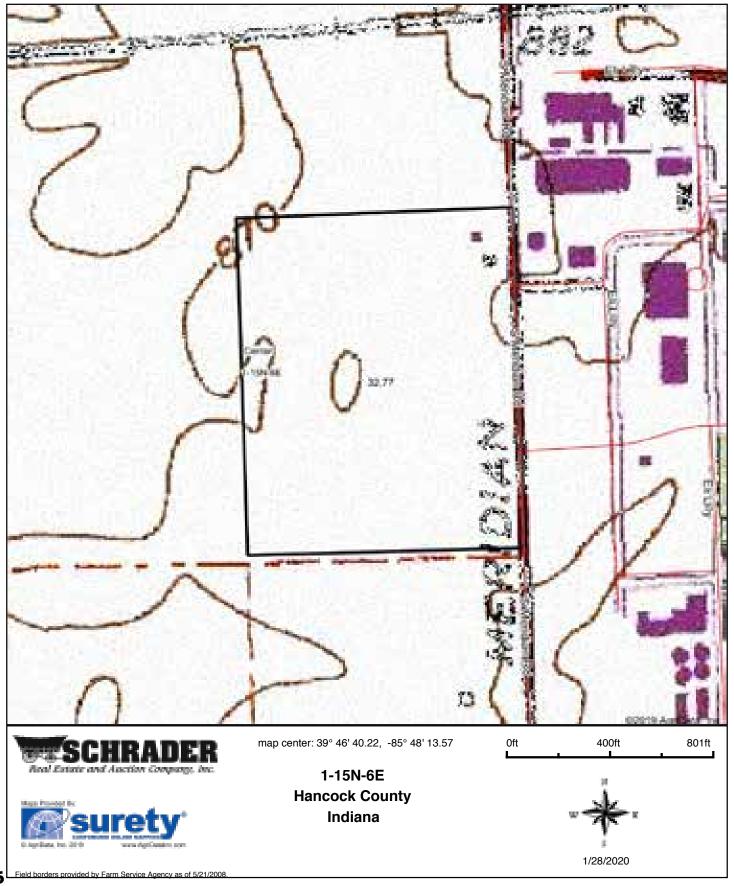


Soils data provided by USDA and NRCS	
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Area S	Area Symbol: IN059, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay	
CrA	Crosby silt loam, 0 to 2 percent slopes	25.33	77.3%		llw	138	62	46	9	5	
Br	Brookston silty clay loam, 0 to 2 percent slopes	7.44	22.7%		llw	173	70	51	12	6	
	Weighted Average						63.8	47.1	9.7	5.2	

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 4



WETLANDS MAP - TRACT 4

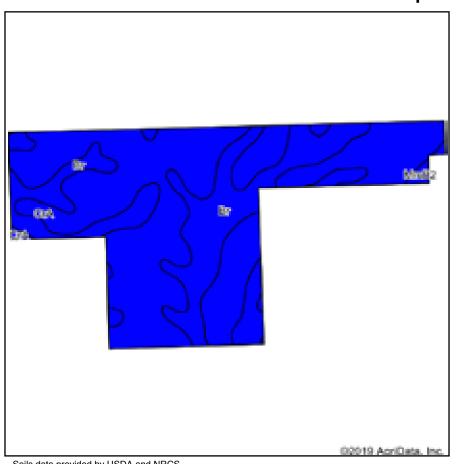


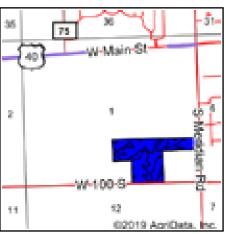
 $Data\ Source:\ National\ Wetlands\ Inventory\ website.\ U.S.\ DoI,\ Fish\ and\ Wildlife\ Service,\ Washington,\ D.C.\ http://www.fws.gov/wetlands/discourses/discou$

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





State: Indiana County: Hancock Location: 1-15N-6E Township: Center 47.4 Acres: Date: 1/28/2020





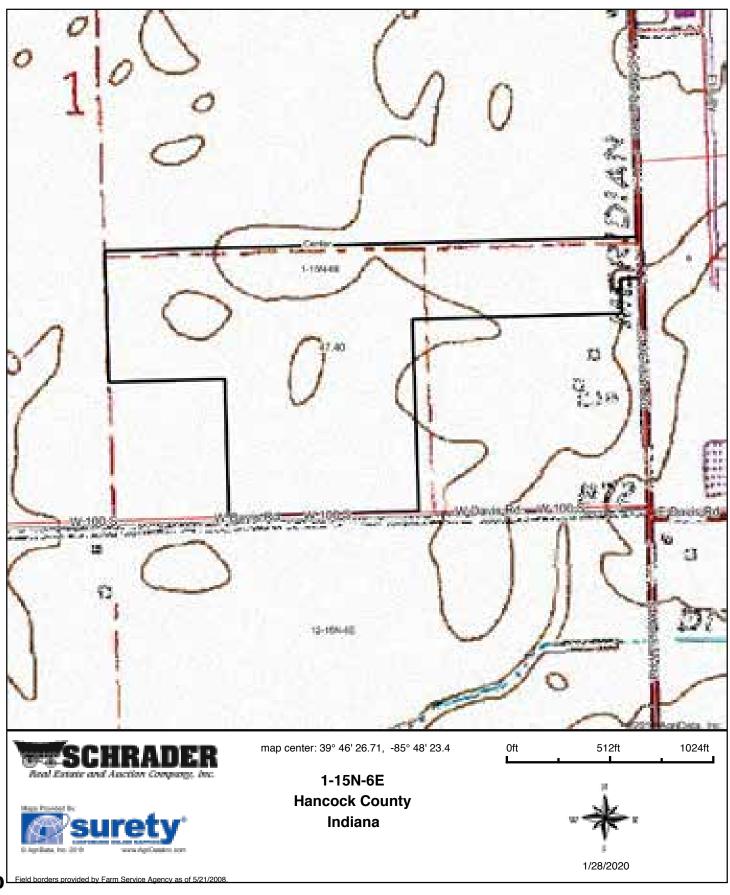


Soils data provided by USDA and NRCS.

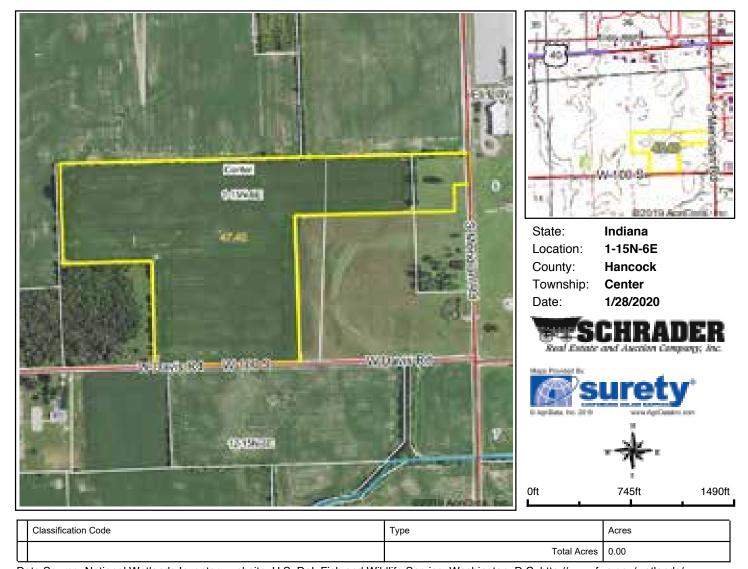
Area Sv	Area Symbol: IN059. Soil Area Version: 22										
Code	Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay	
CrA	Crosby silt loam, 0 to 2 percent slopes	31.38	66.2%		llw	138	62	46	9	5	
Br	Brookston silty clay loam, 0 to 2 percent slopes	15.65	33.0%		llw	173	70	51	12	6	
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.37	0.8%		lle	142	63	49	9	5	
Weighted Average						149.6	64.6	47.7	10	5.3	

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 5

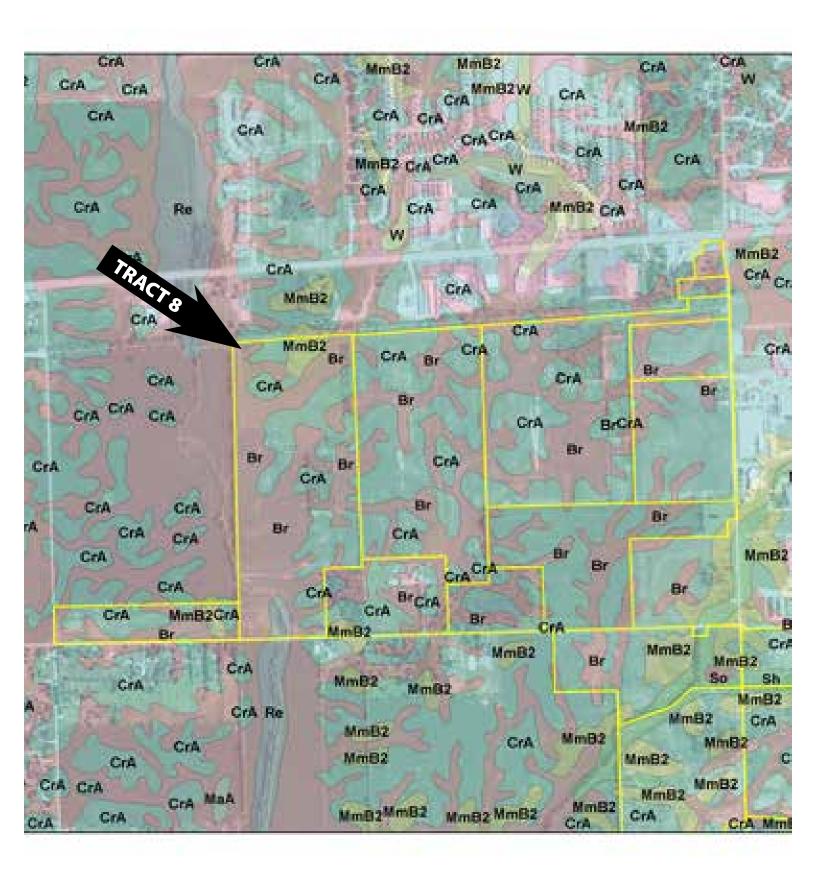


WETLANDS MAP - TRACT 5

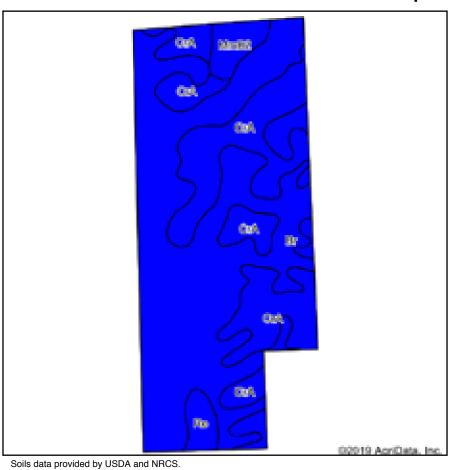


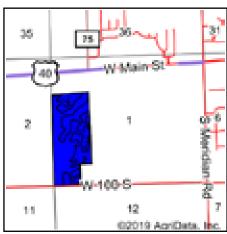
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





State: Indiana County: Hancock Location: 1-15N-6E Township: Center Acres: 89.79 Date: 1/28/2020



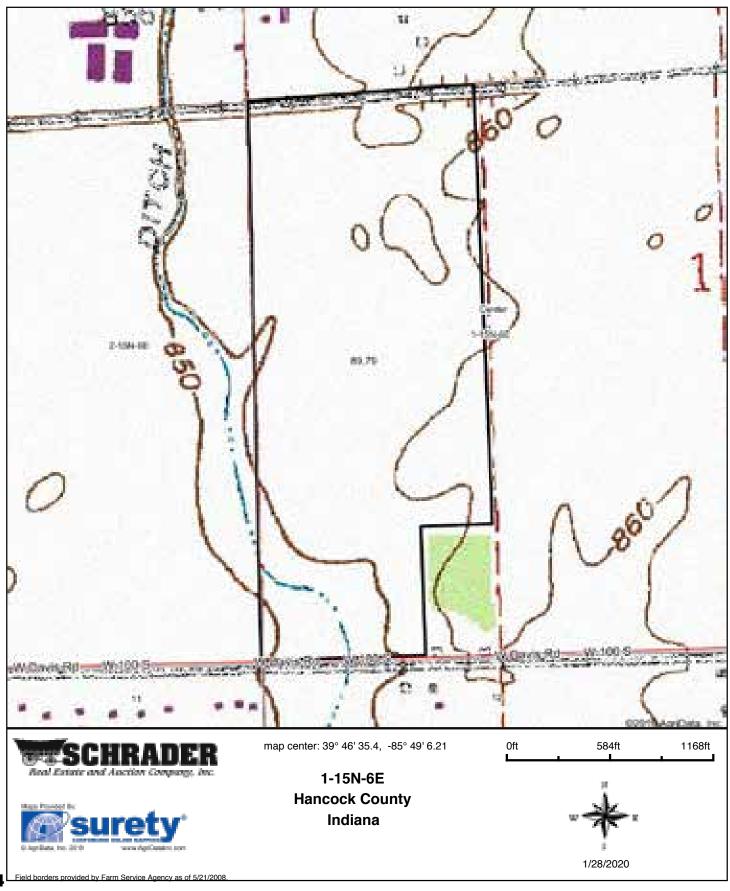


Su	rety	*.
Gata, Iro. 2010	www.hgrillatalire.com	

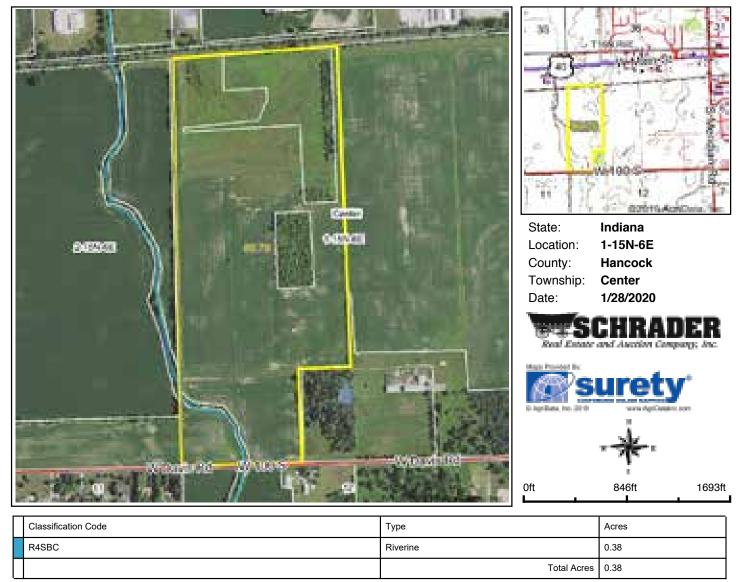
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Br	Brookston silty clay loam, 0 to 2 percent slopes	54.60	60.8%		llw	173	70	51	12	6
CrA	Crosby silt loam, 0 to 2 percent slopes	30.01	33.4%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.03	3.4%		lle	142	63	49	9	5
Re	Rensselaer silty clay loam	2.15	2.4%		llw	175	70	49	12	6
	•	ted Average	160.3	67.1	49.2	10.9	5.6			

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 8



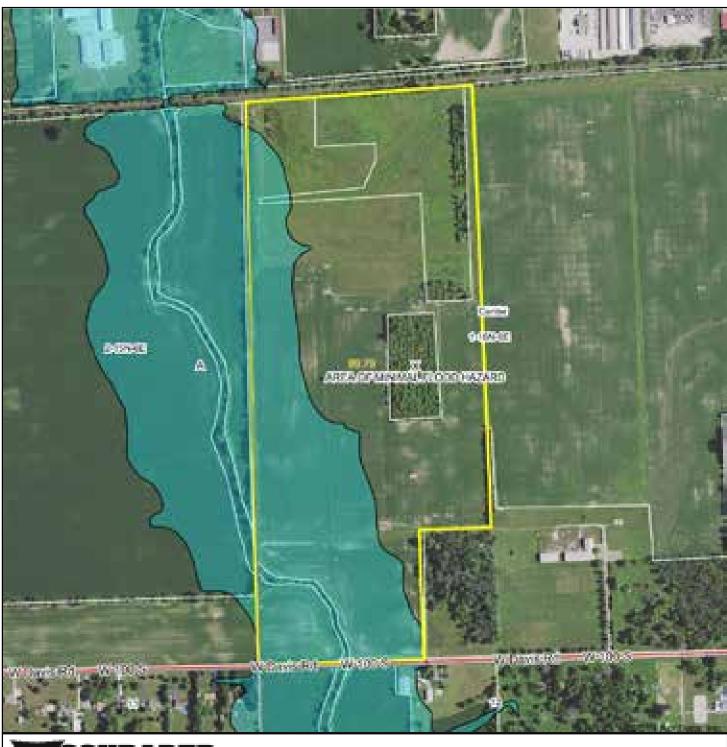
WETLANDS MAP - TRACT 8



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.

FLOOD ZONE MAP - TRACT 8





Map Center: 39° 46' 35.4, -85° 49' 6.21

Oft 584ft 1168ft

surety

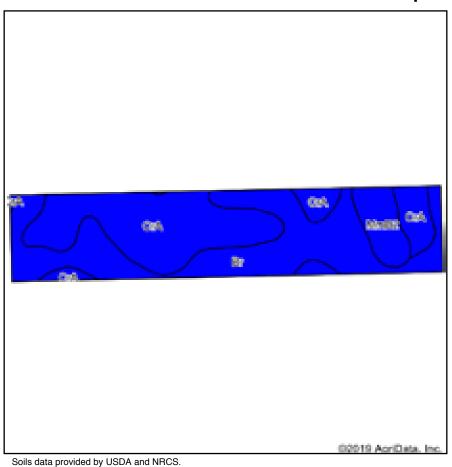
1-15N-6E Hancock County Indiana

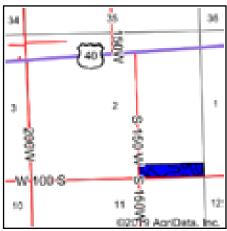


Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA



Soils Map





State: Indiana County: Hancock Location: 2-15N-6E Township: Center Acres: 18

Date: 1/28/2020



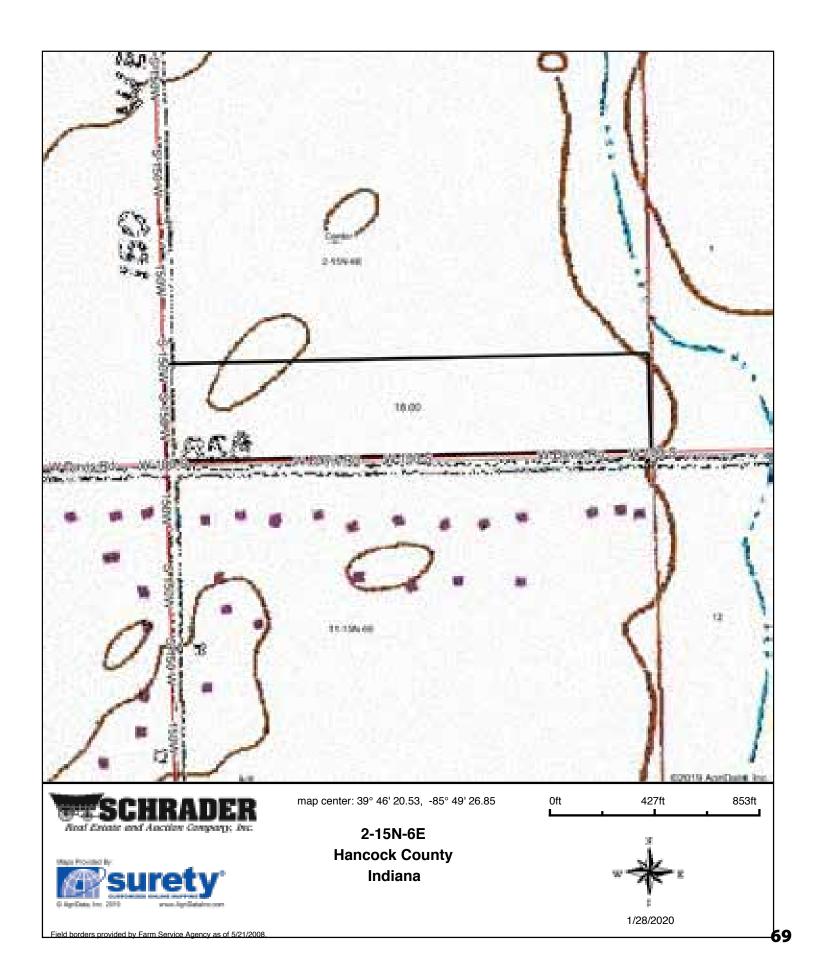




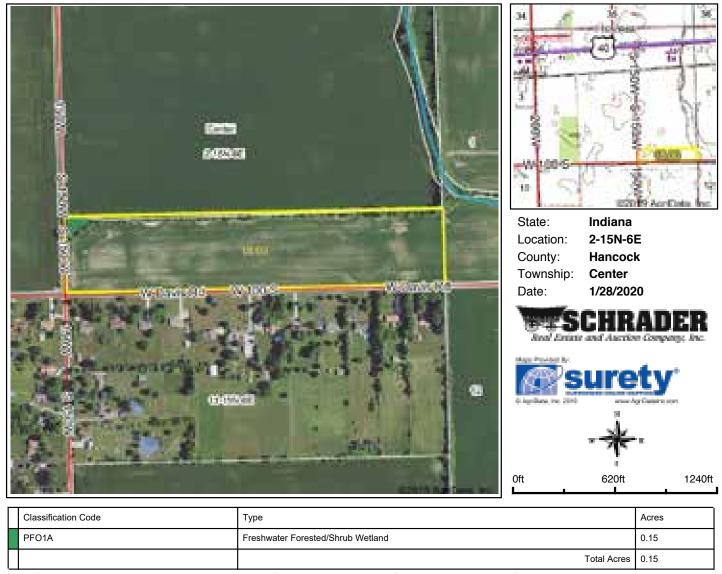
Area S\	Area Symbol: IN059, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.33	46.3%		llw	173	70	51	12	6
CrA	Crosby silt loam, 0 to 2 percent slopes	8.21	45.6%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.46	8.1%		lle	142	63	49	9	5
	Weighted Averag							48.6	10.4	5.5

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP - TRACT 9

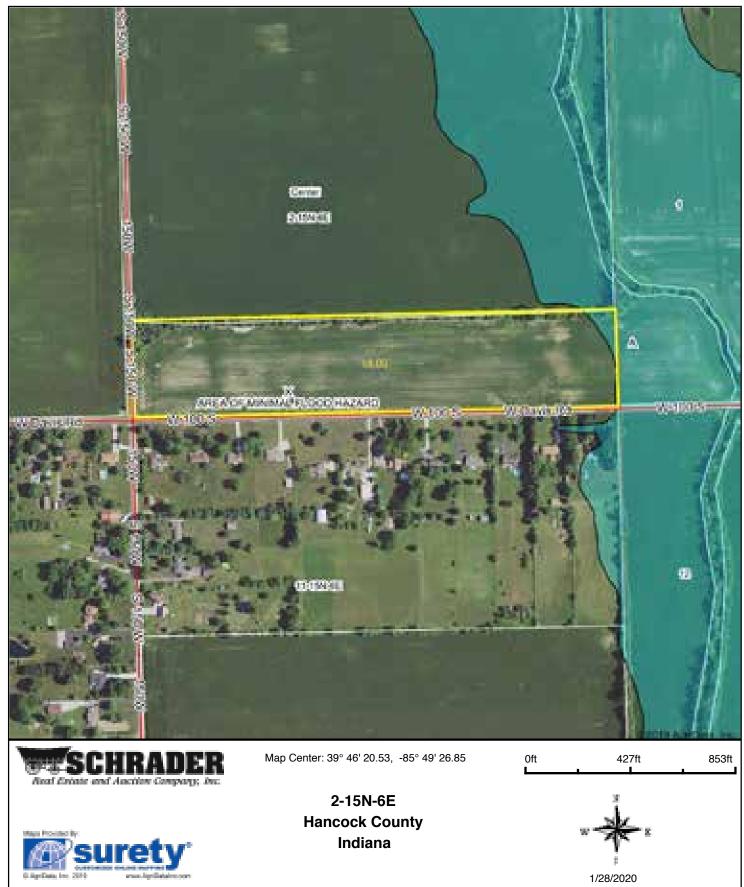


WETLANDS MAP - TRACT 9



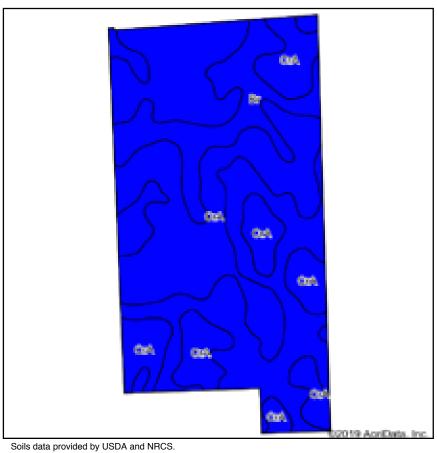
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

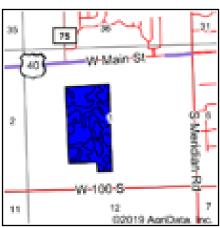
FLOOD ZONE MAP - TRACT 9





Soils Map





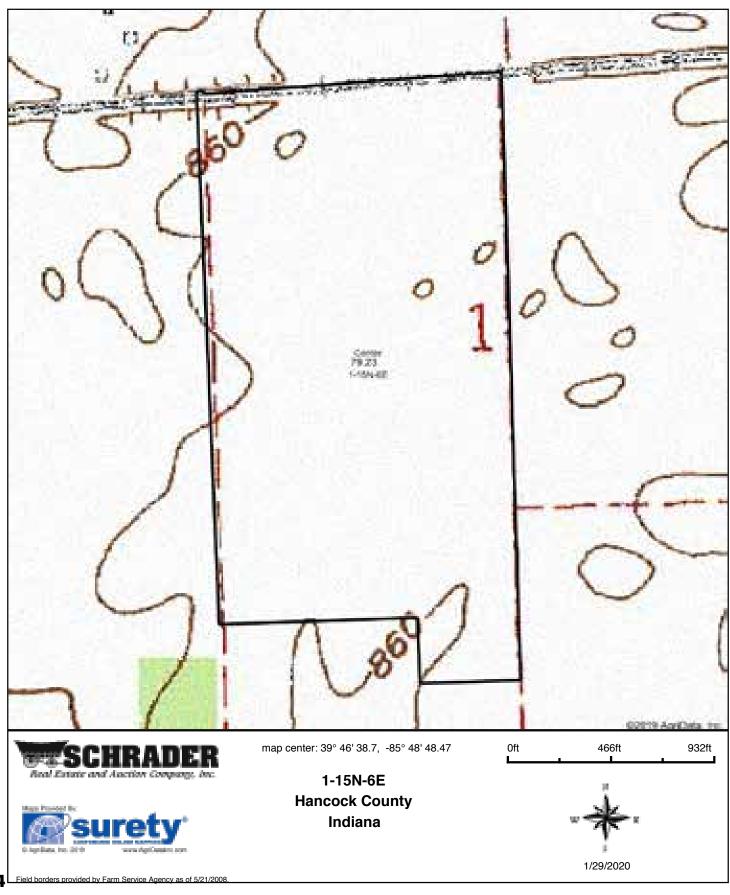
State: Indiana
County: Hancock
Location: 1-15N-6E
Township: Center
Acres: 79.23
Date: 1/29/2020

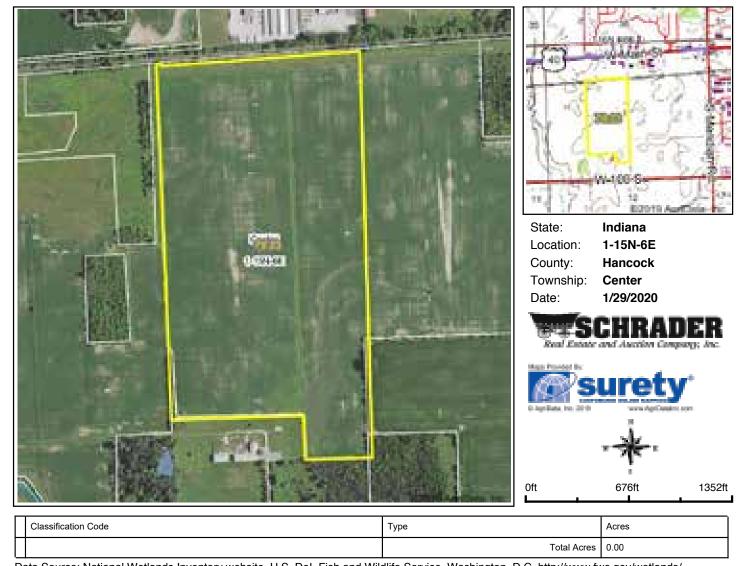






Area S	Symbol: IN059, Soil Area Version: 22									
Code	Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class		Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	47.66	60.2%		llw	138	62	46	9	5
	Brookston silty clay loam, 0 to 2 percent slopes	31.57	39.8%		llw	173	70	51	12	6
		ted Average	151.9	65.2	48	10.2	5.4			



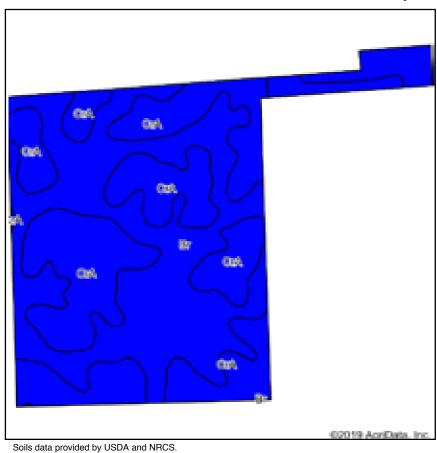


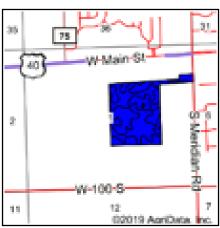
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





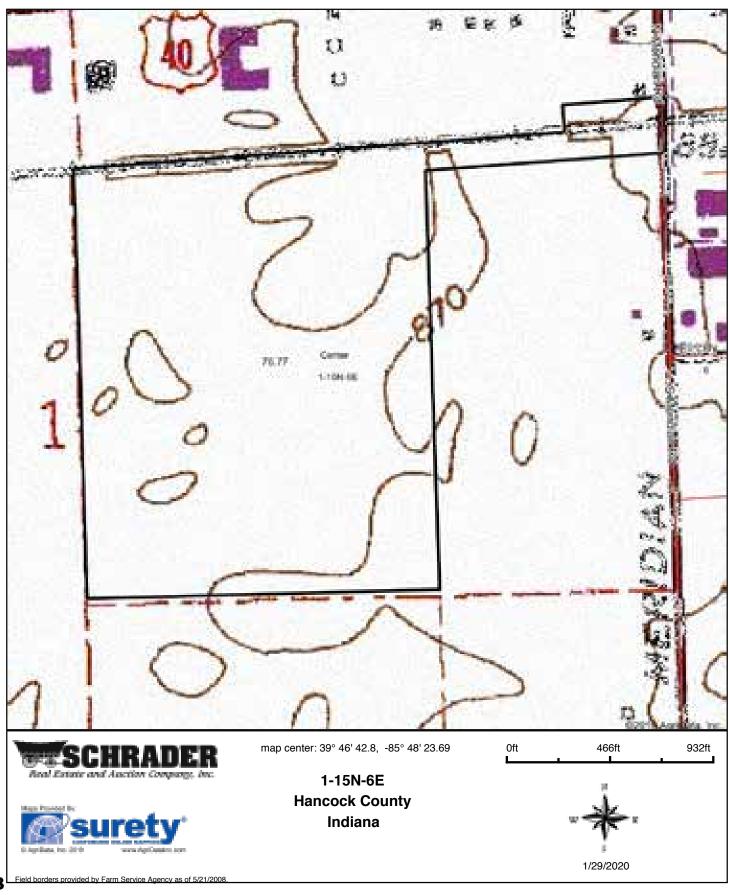
State: Indiana
County: Hancock
Location: 1-15N-6E
Township: Center
Acres: 76.77
Date: 1/29/2020

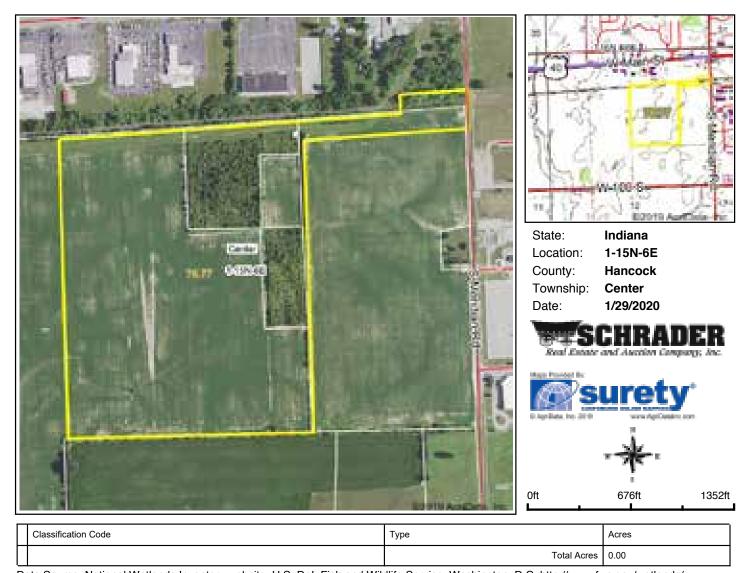






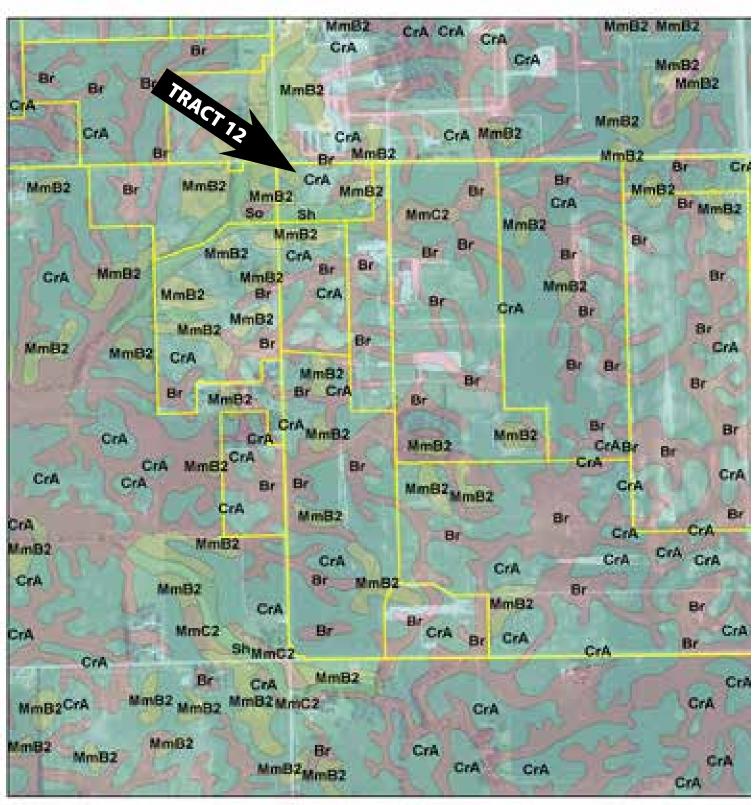
Area S	Area Symbol: IN059, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay		
CrA	Crosby silt loam, 0 to 2 percent slopes	40.66	53.0%		llw	138	62	46	9	5		
	Brookston silty clay loam, 0 to 2 percent slopes	36.11	47.0%		llw	173	70	51	12	6		
Weighted Average 154.5 65.8 48.4 10.4									10.4	5.5		



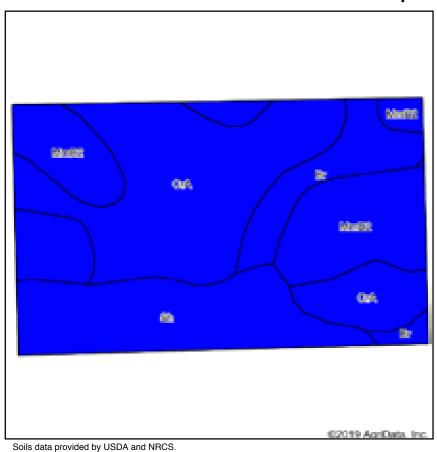


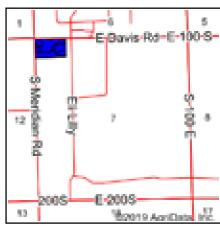
 $Data\ Source: National\ Wetlands\ Inventory\ website.\ U.S.\ DoI,\ Fish\ and\ Wildlife\ Service,\ Washington,\ D.C.\ http://www.fws.gov/wetlands/discourses/discour$

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





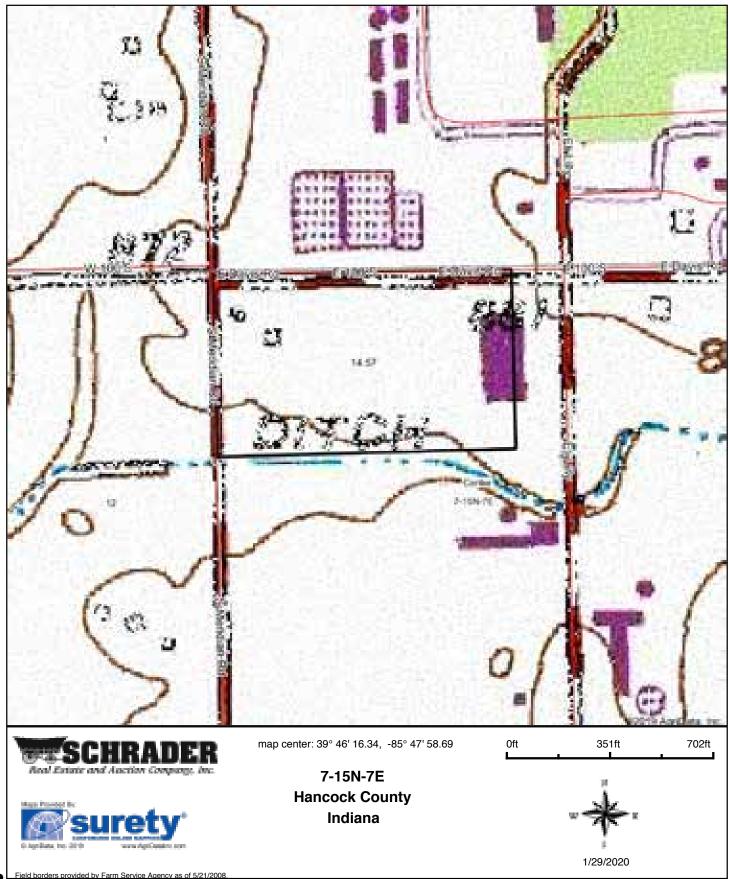
State: Indiana County: Hancock Location: 7-15N-7E Township: Center Acres: 14.57 Date: 1/29/2020

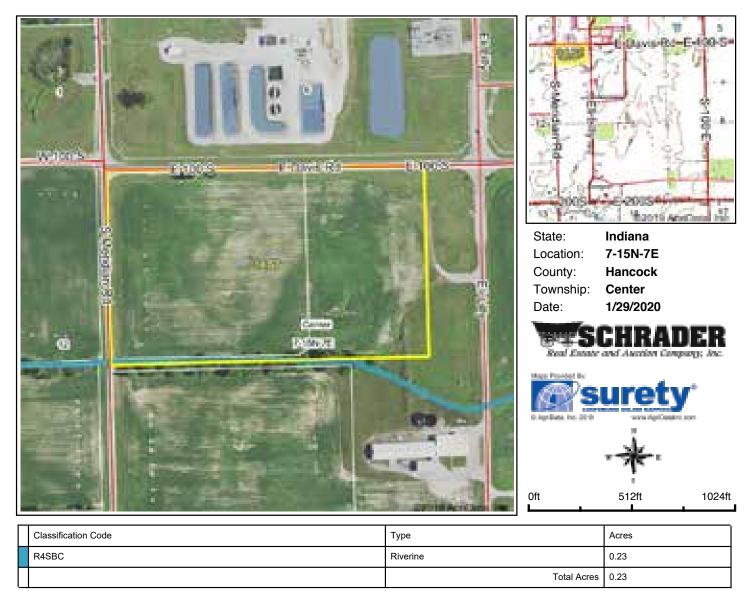






Area S	/mbol: IN059, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	5.87	40.3%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.88	26.6%		lle	142	63	49	9	5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	3.13	21.5%		llw	129	3	42	1	
Br	Brookston silty clay loam, 0 to 2 percent slopes	1.69	11.6%		llw	173	70	51	12	6
		ed Average	141.2	50.5	46.5	7.6	4			

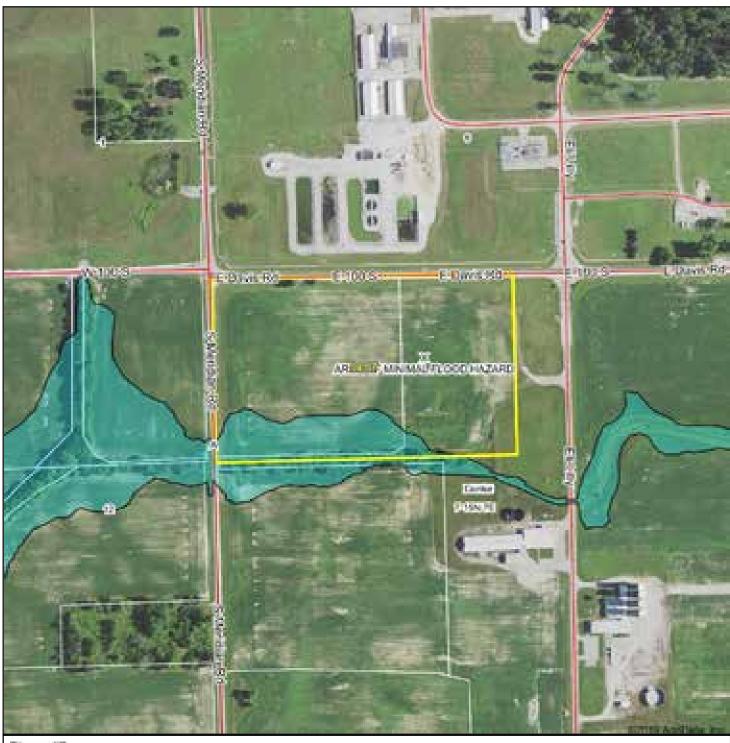




Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.

FLOOD ZONE MAP-TRACT 12





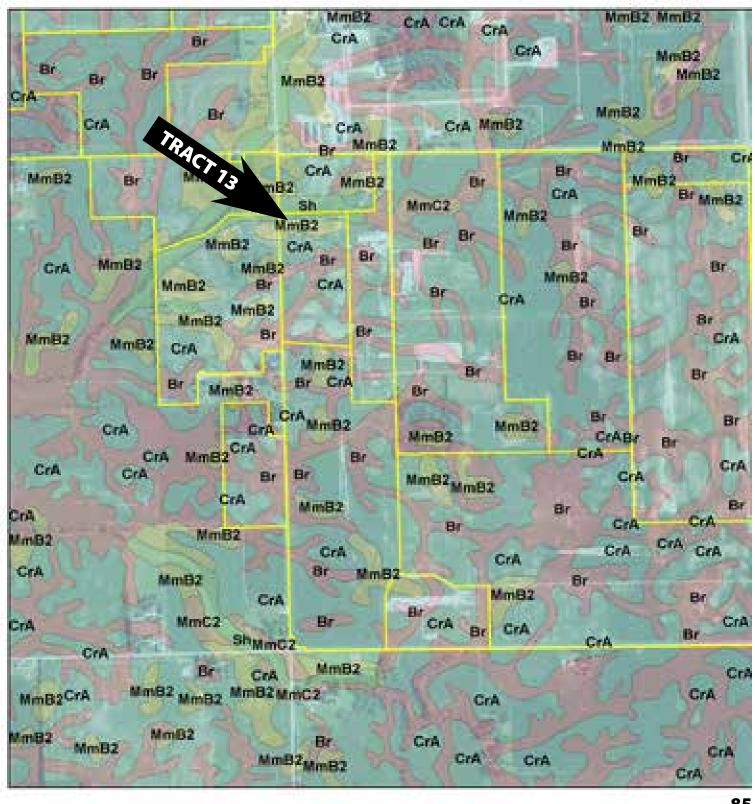
Map Center: 39° 46′ 16.34, -85° 47′ 58.69

Oft 351ft 702ft

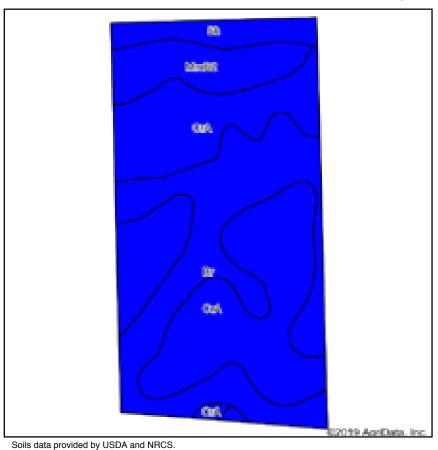
7-15N-7E Hancock County Indiana

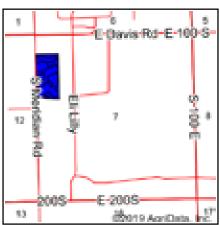






Soils Map





State: Indiana
County: Hancock
Location: 7-15N-7E
Township: Center
Acres: 23.68
Date: 1/29/2020

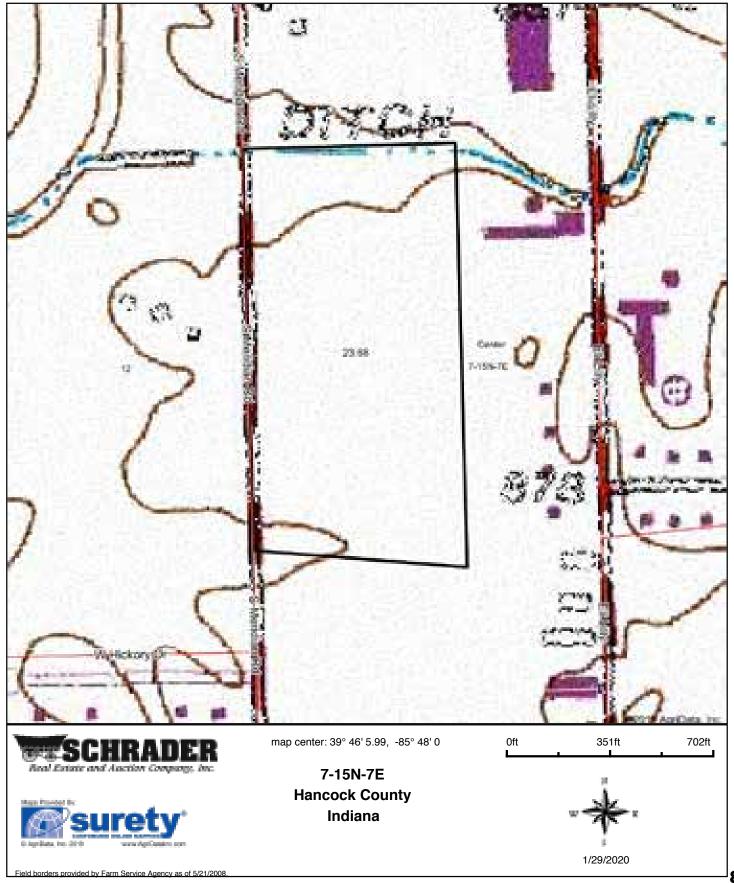


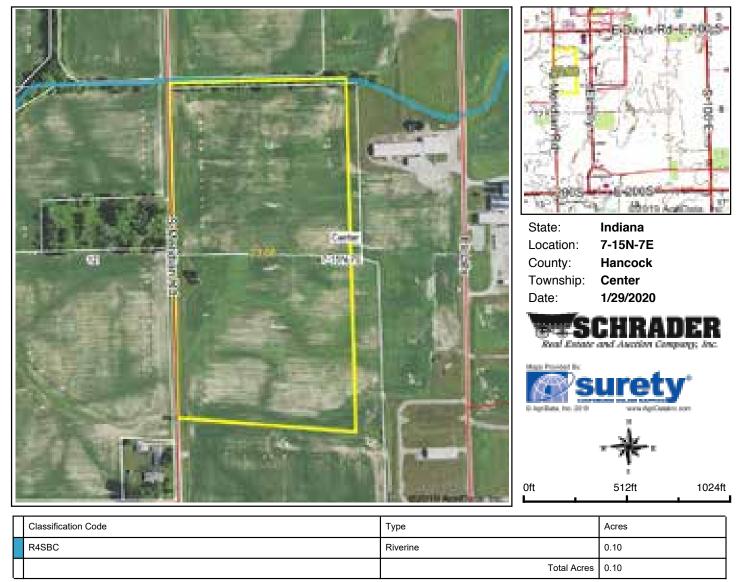




	.,	

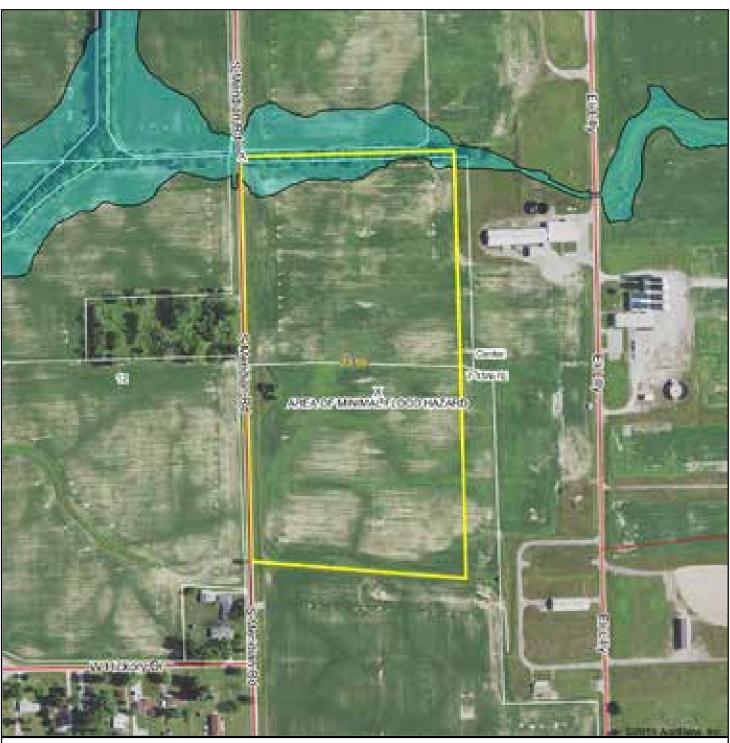
Area Sy	mbol: IN059, Soil Area Version: 22									
Code	Soil Description	1	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	11.97	50.5%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	7.79	32.9%		llw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.51	10.6%		lle	142	63	49	9	5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	1.41	6.0%		llw	129	3	42	1	
		ed Average	149.4	61.2	47.7	9.5	5			





Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

FLOOD ZONE MAP - TRACT 13





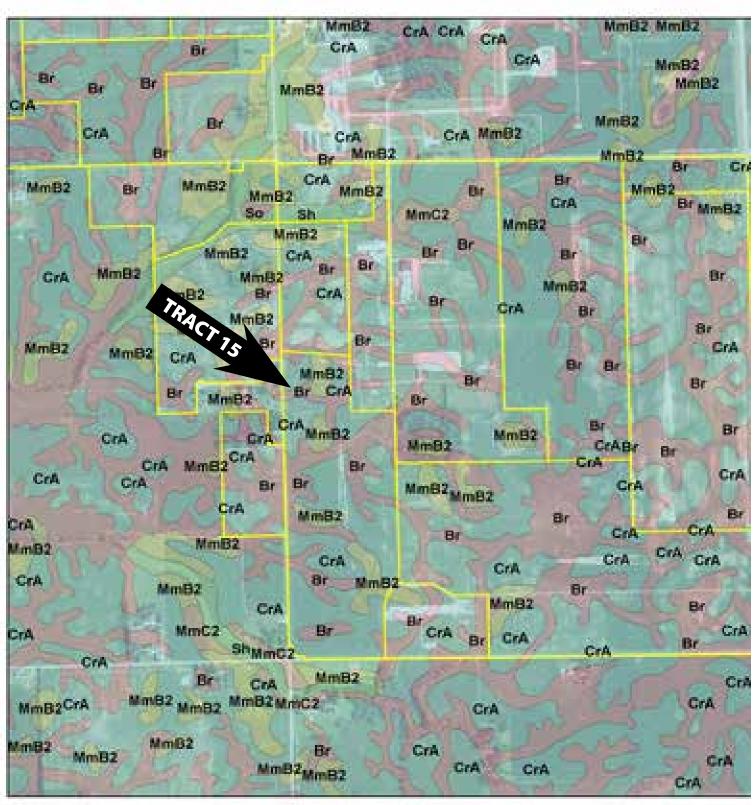
Map Center: $39^{\circ} 46' 5.99$, $-85^{\circ} 48' 0$

Oft 351ft 702ft



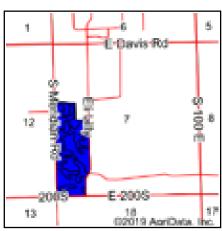
7-15N-7E Hancock County Indiana





Soils Map





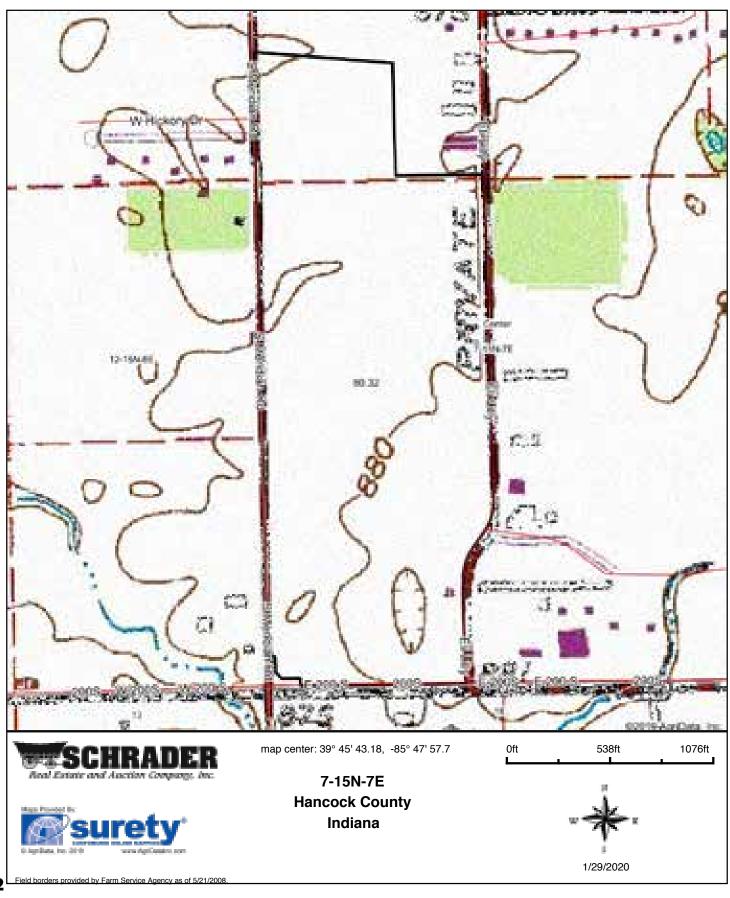
State: Indiana
County: Hancock
Location: 7-15N-7E
Township: Center
Acres: 80.32
Date: 1/29/2020

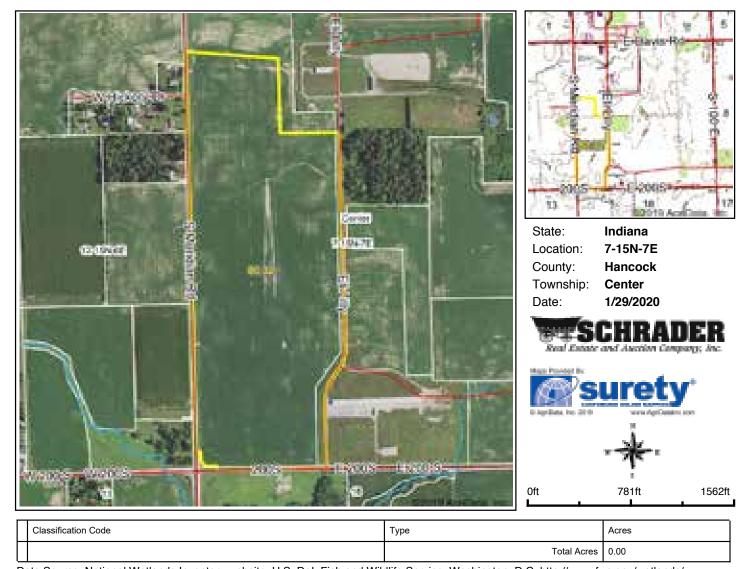






Area Sy Code	ymbol: IN059, Soil Area Version: 22 Soil Description	1	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	46.14	57.4%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	24.72	30.8%		llw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	9.46	11.8%		lle	142	63	49	9	5
			ted Average	149.2	64.6	47.9	9.9	5.3		



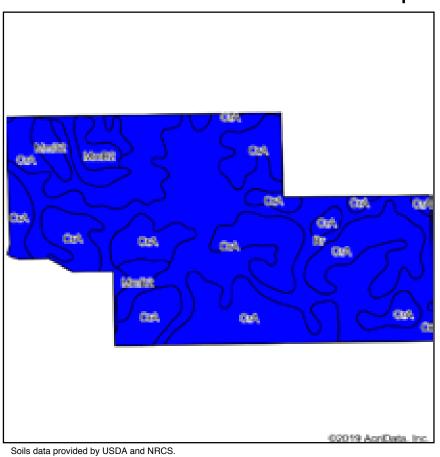


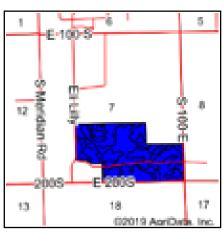
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





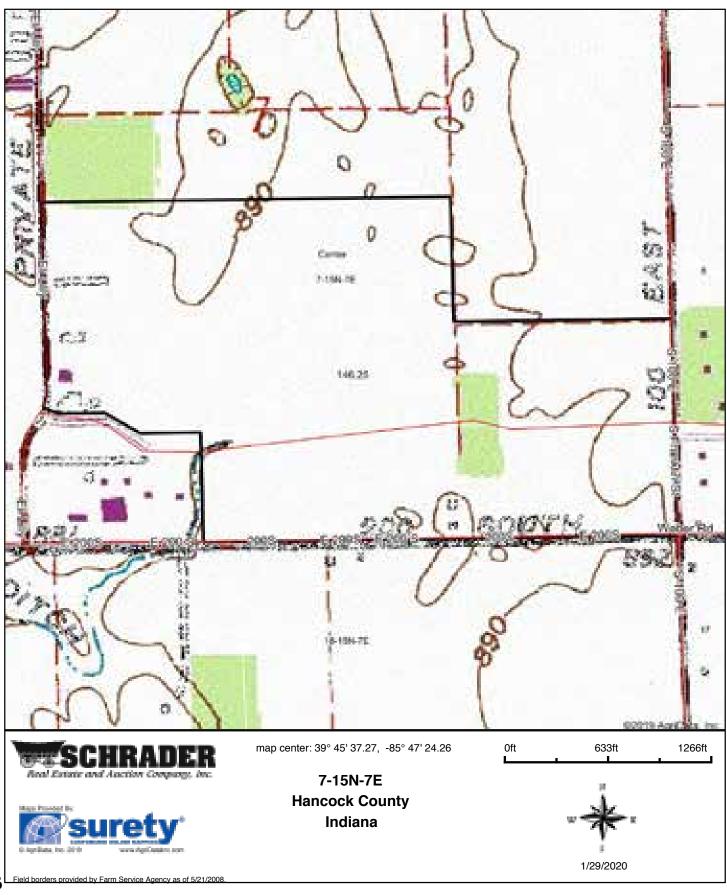
Indiana State: County: Hancock 7-15N-7E Location: Township: Center Acres: 146.25 1/29/2020 Date:

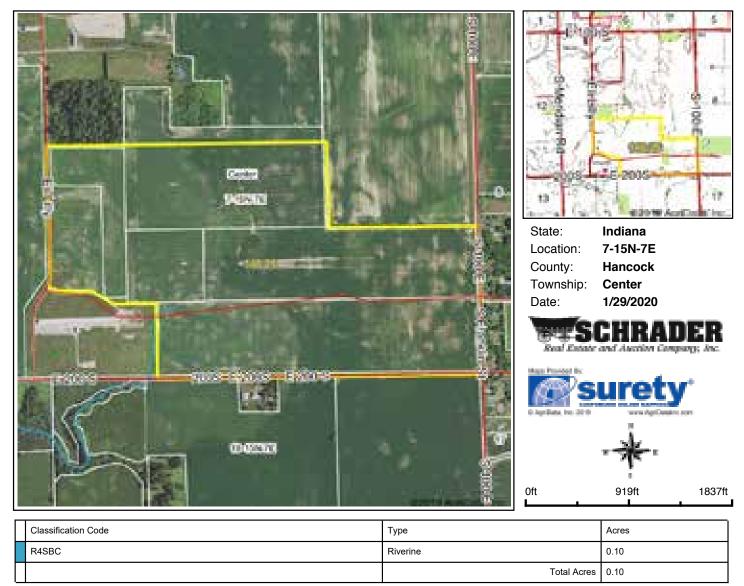






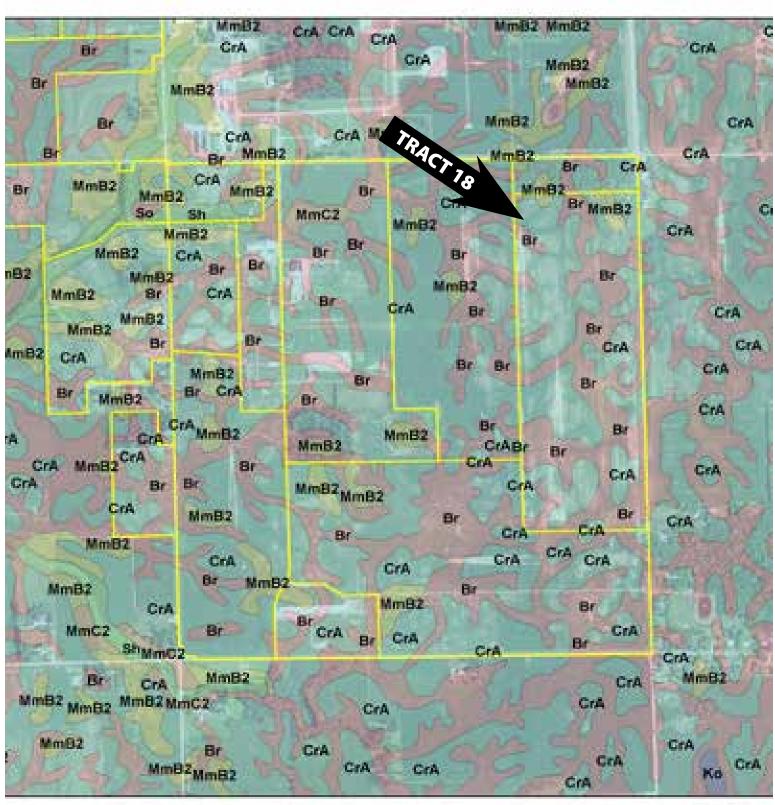
Area S۱	/mbol: IN059. Soil Area Version: 22									
Code	Soil Description	1	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	77.17	52.8%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	61.04	41.7%		llw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	8.04	5.5%		lle	142	63	49	9	5
		ted Average	152.8	65.4	48.3	10.3	5.4			



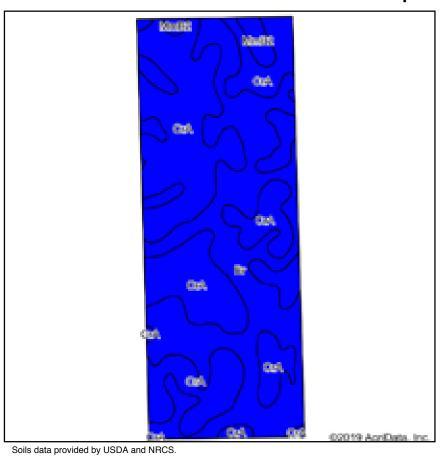


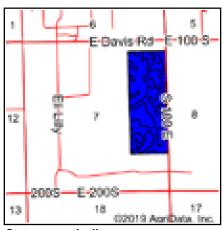
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





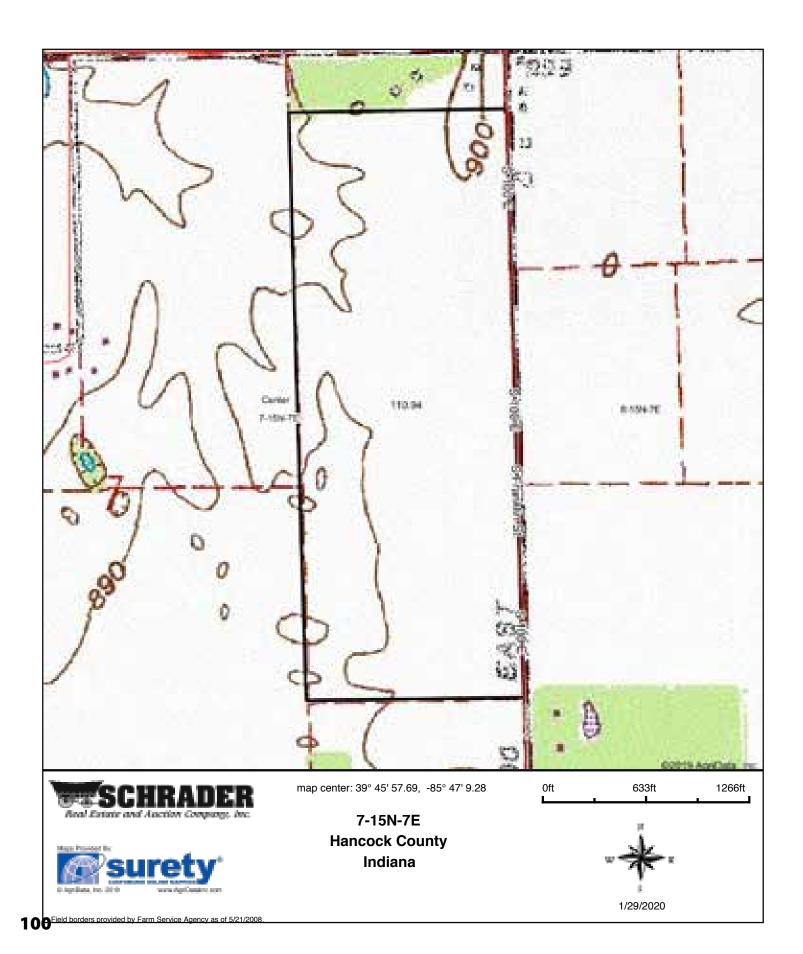
State: Indiana
County: Hancock
Location: 7-15N-7E
Township: Center
Acres: 110.94
Date: 1/29/2020







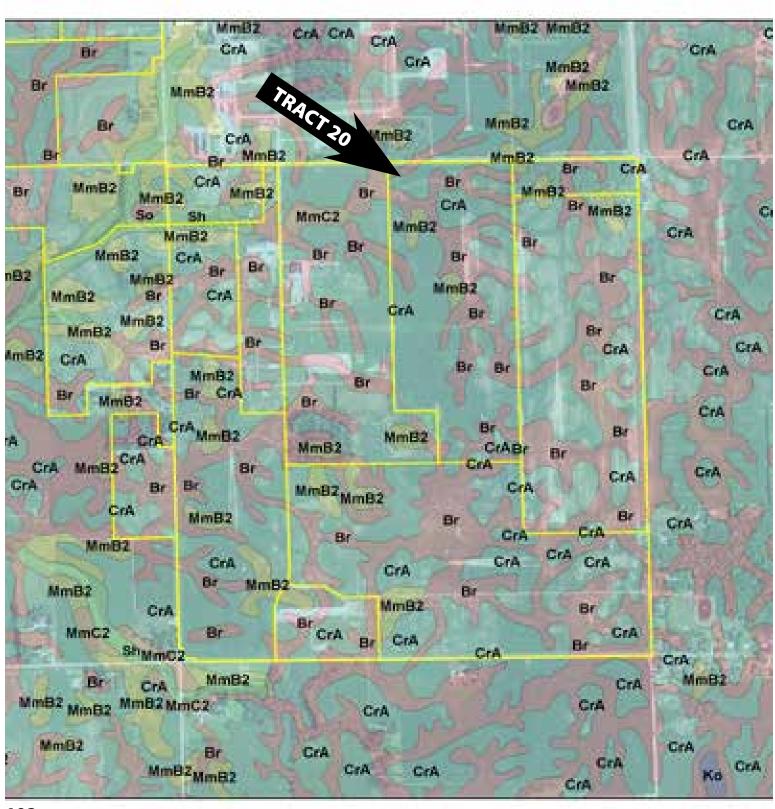
Area Sy Code	mbol: IN059, Soil Area Version: 22 Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	61.55	55.5%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	47.07	42.4%		llw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.32	2.1%		lle	142	63	49	9	5
		ted Average	152.9	65.4	48.2	10.3	5.4			



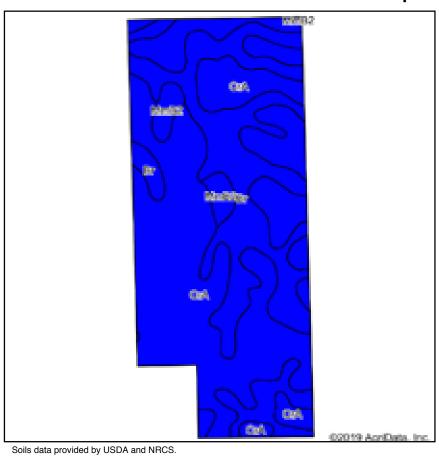


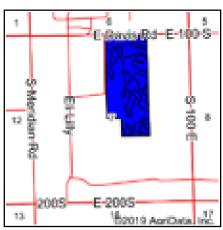
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



Soils Map





State: Indiana
County: Hancock
Location: 7-15N-7E
Township: Center
Acres: 93.29
Date: 1/29/2020





47.8

10



5.3

Area Sv	mbol: IN059. Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	-	Winter wheat	Soybeans		Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	58.93	63.2%		llw	138	62	46	9	5
1	Brookston silty clay loam, 0 to 2 percent slopes	31.18	33.4%		llw	173	70	51	12	6
MmB2	Miami silt loam, 2 to 6 percent slopes,	3.18	3.4%		lle	142	63	49	9	5

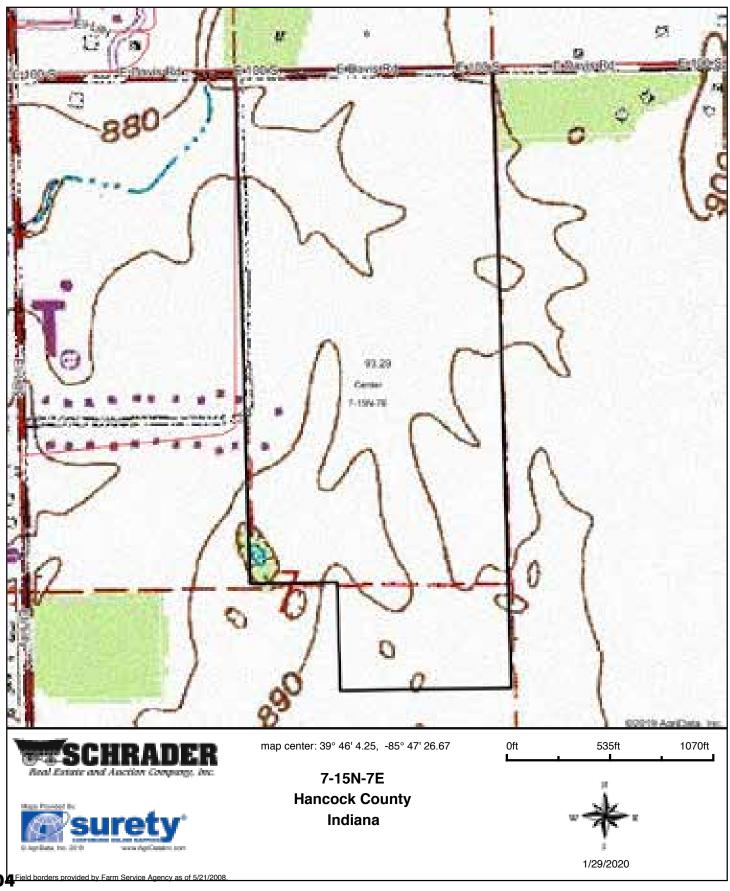
Weighted Average

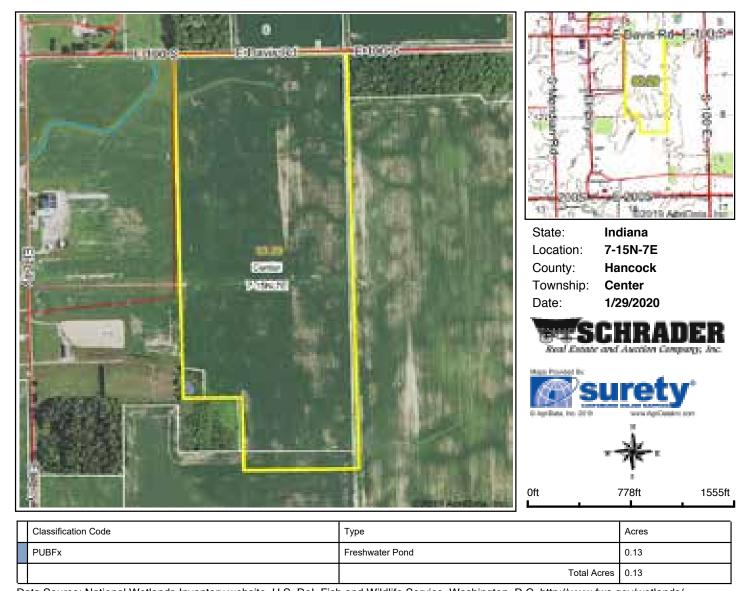
149.8

64.7

Soils data provided by USDA and NRCS.

eroded





 $Data\ Source: National\ Wetlands\ Inventory\ website.\ U.S.\ DoI,\ Fish\ and\ Wildlife\ Service,\ Washington,\ D.C.\ http://www.fws.gov/wetlands/discourses/discour$

Field borders provided by Farm Service Agency as of 5/21/2008.

FLOOD ZONE MAP - TRACT 20





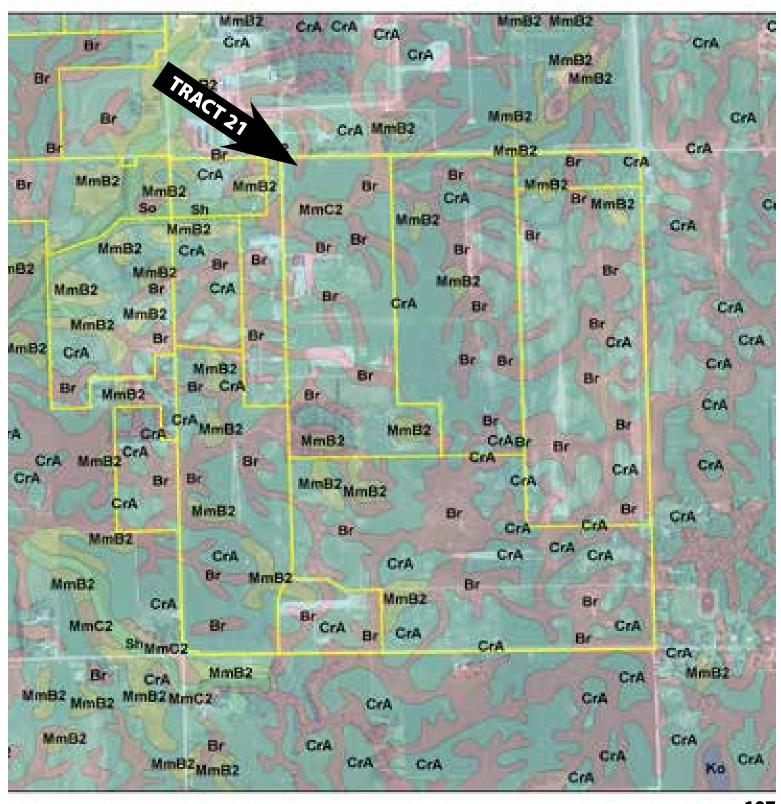
Map Center: 39° 46' 4.25, -85° 47' 26.67

7-15N-7E

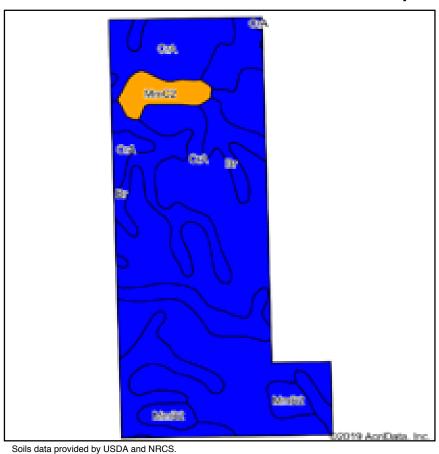
Oft 535ft 1070ft

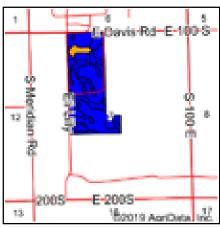
Hancock County
Indiana





Soils Map





State: Indiana
County: Hancock
Location: 7-15N-7E
Township: Center
Acres: 93.01
Date: 1/29/2020

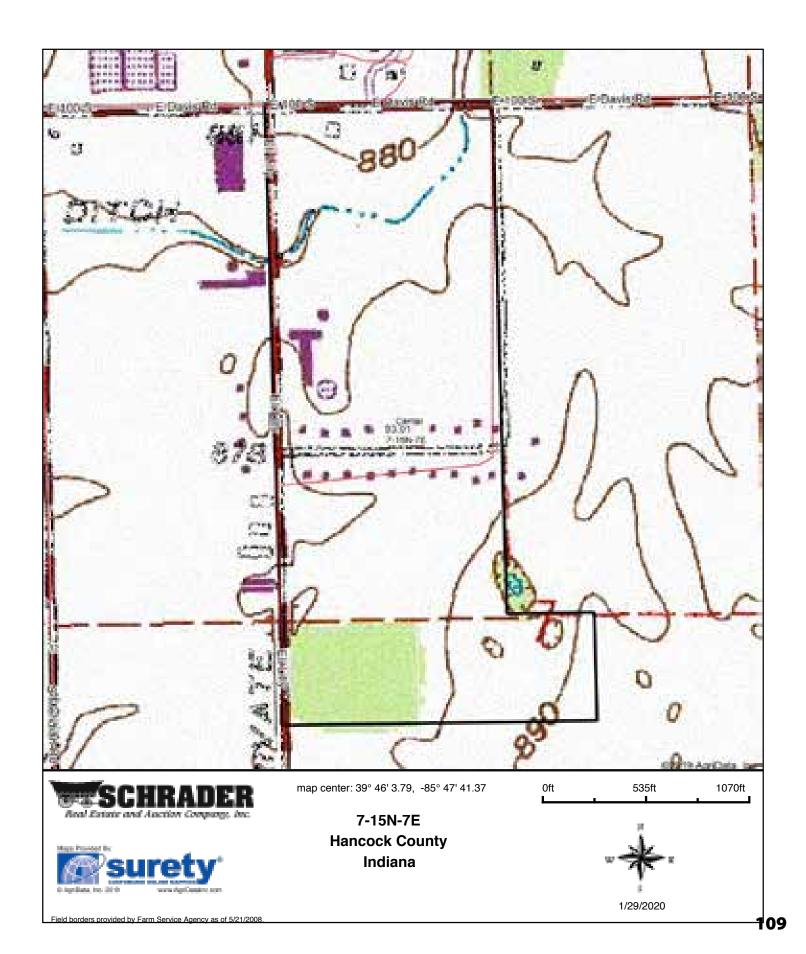




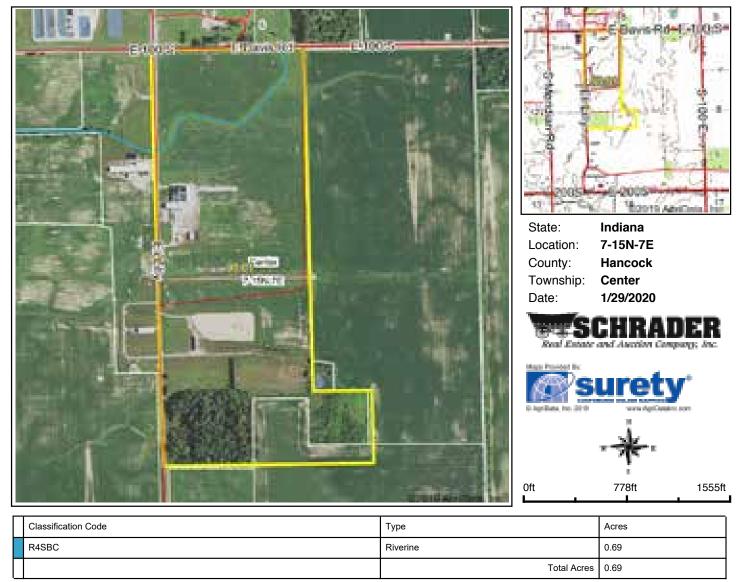


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	58.17	62.5%		llw	138	62	46	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	27.89	30.0%		llw	173	70	51	12	6
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.50	3.8%		Ille	133	58	47	9	4
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.45	3.7%		lle	142	63	49	9	5
			1	Weigh	ted Average	148.5	64.3	47.6	9.9	5.3

TOPOGRAPHY MAP-TRACT 21

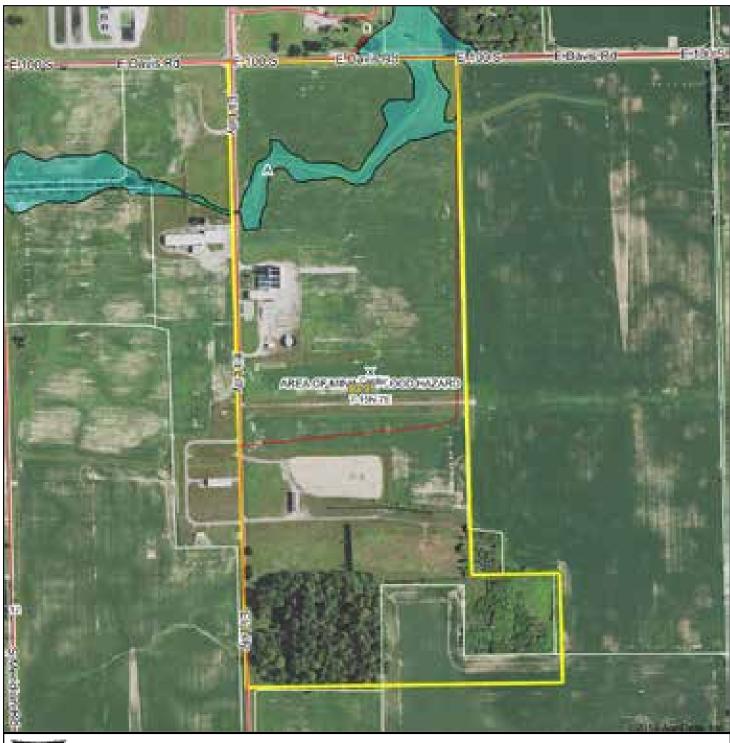


WETLANDS MAP-TRACT 21



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

FLOOD ZONE MAP - TRACT 21





Map Center: 39° 46′ 3.79, -85° 47′ 41.37

0ft 535ft 1070ft

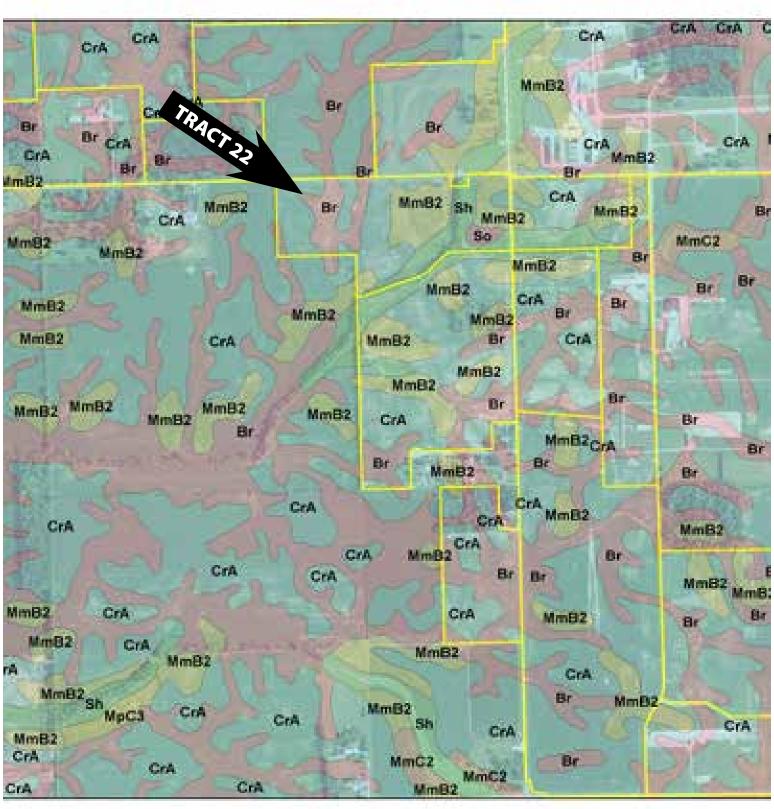


7-15N-7E Hancock County Indiana



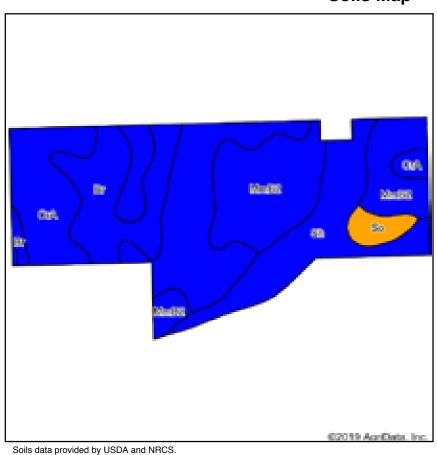
ield borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

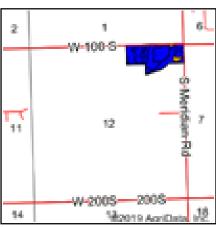
SOIL MAP-TRACT 22



SOIL MAP - TRACT 22

Soils Map





State: Indiana Hancock County: Location: 12-15N-6E Township: Center Acres: 34.39 Date: 1/29/2020



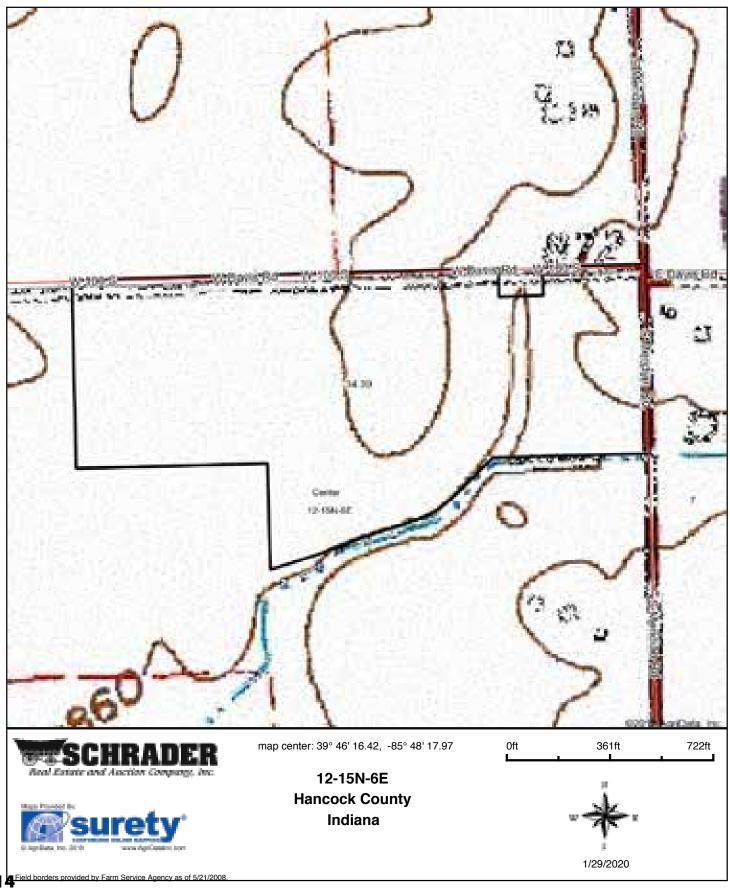




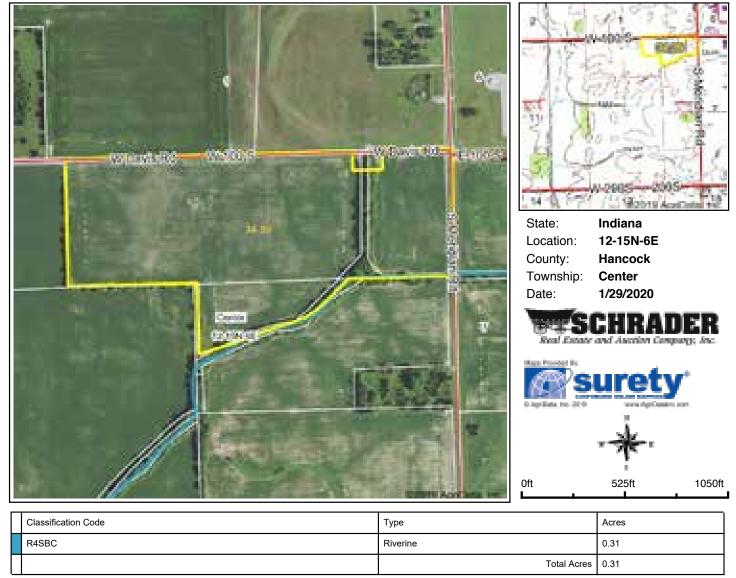
Area Sy	mbol: IN059, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	12.93	37.6%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	9.02	26.2%		lle	142	63	49	9	5
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	6.07	17.7%		llw	129	3	42	1	
Br	Brookston silty clay loam, 0 to 2 percent slopes	5.41	15.7%		llw	173	70	51	12	6
So	Sloan silty clay loam	0.96	2.8%		IIIw	150		40		
	_			Weighte	ed Average	143.3	51.4	46.7	7.8	4.1

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 22



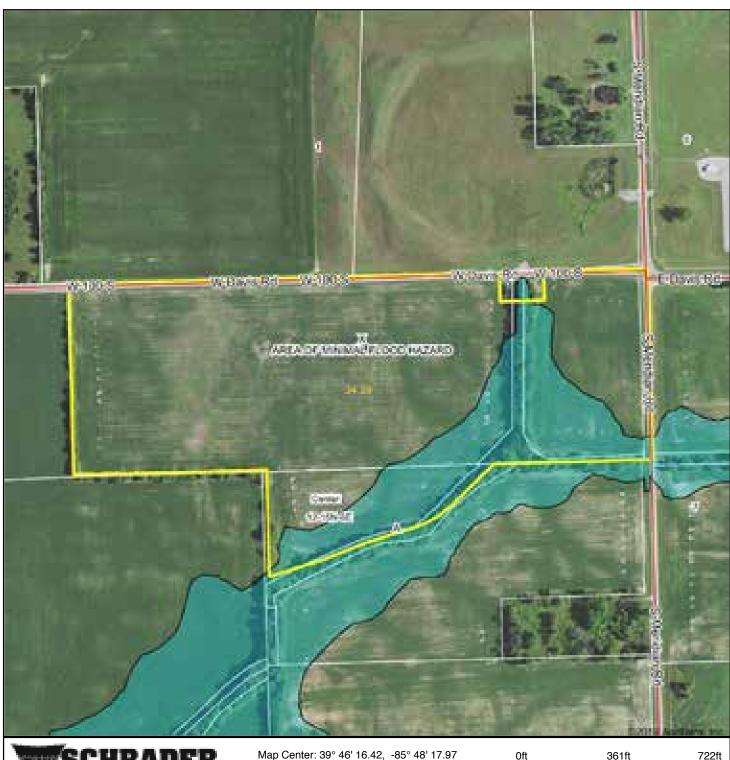
WETLANDS MAP-TRACT 22



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.

FLOOD ZONE MAP - TRACT 22





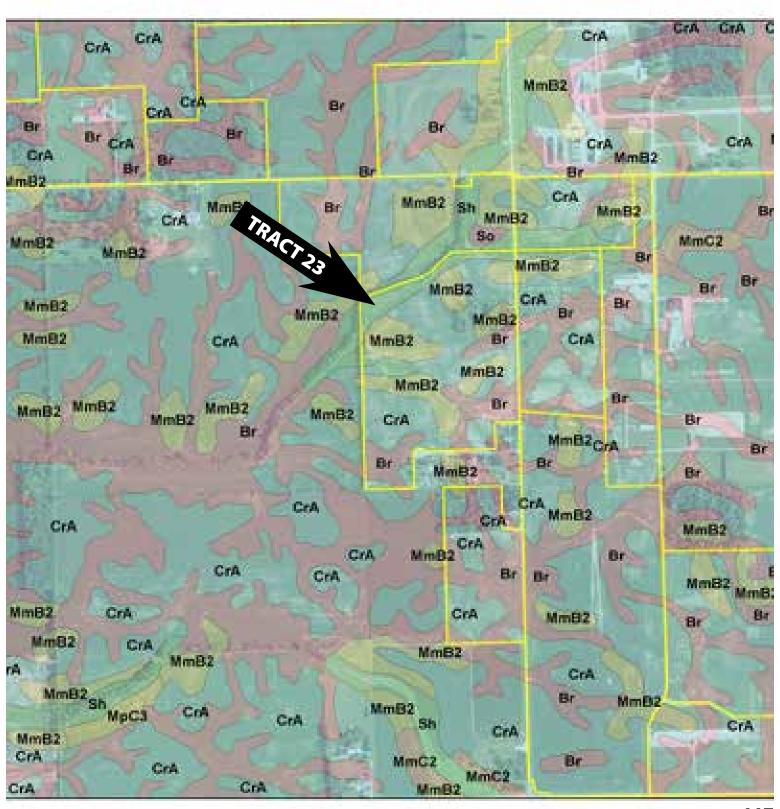
Oft 361ft



12-15N-6E **Hancock County** Indiana

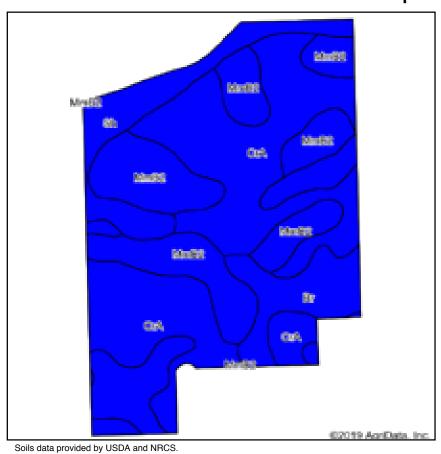


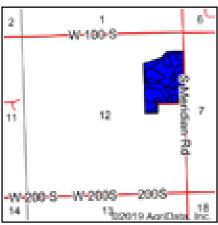
SOIL MAP-TRACT 23



SOIL MAP-TRACT 23

Soils Map





State: Indiana
County: Hancock
Location: 12-15N-6E
Township: Center
Acres: 49.92
Date: 1/29/2020



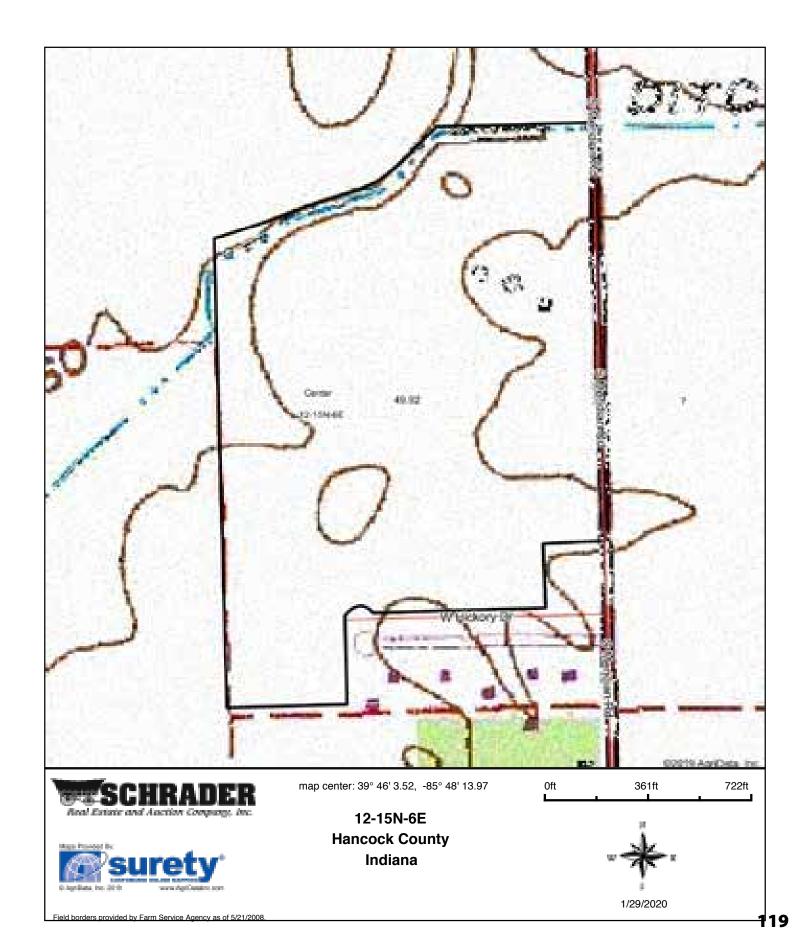




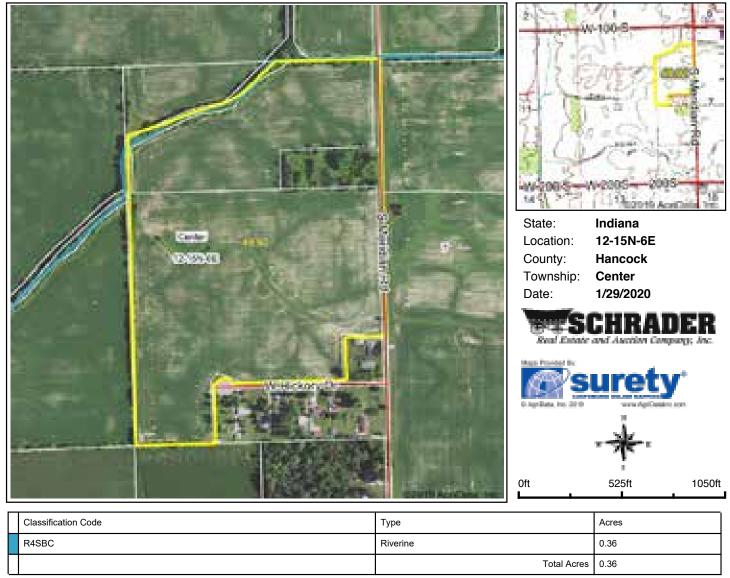
Area S	mbol: IN059, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
CrA	Crosby silt loam, 0 to 2 percent slopes	22.08	44.2%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	13.79	27.6%		lle	142	63	49	9	5
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.70	17.4%		llw	173	70	51	12	6
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	5.35	10.7%		llw	129	3	42	1	
			•	Weighte	d Average	144.2	57.3	47.3	8.7	4.6

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 23



WETLANDS MAP - TRACT 23



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

FLOOD ZONE MAP-TRACT 23

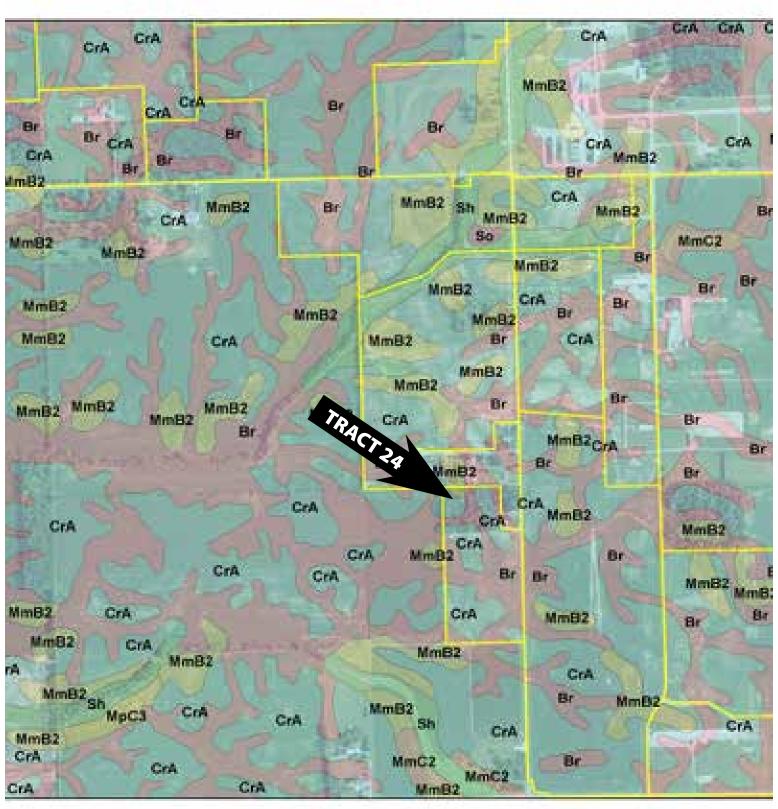






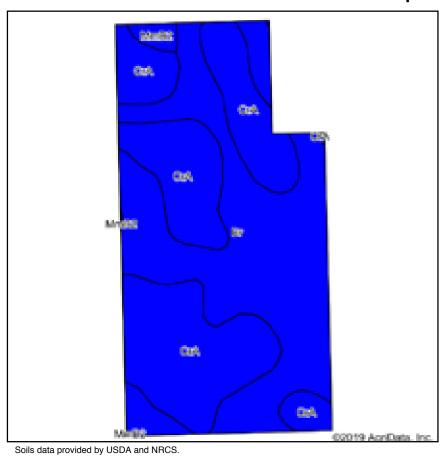
12-15N-6E **Hancock County** Indiana

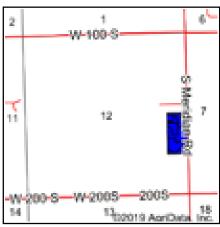
SOIL MAP-TRACT 24



SOIL MAP - TRACT 24

Soils Map





State: Indiana
County: Hancock
Location: 12-15N-6E
Township: Center
Acres: 19.16
Date: 1/29/2020



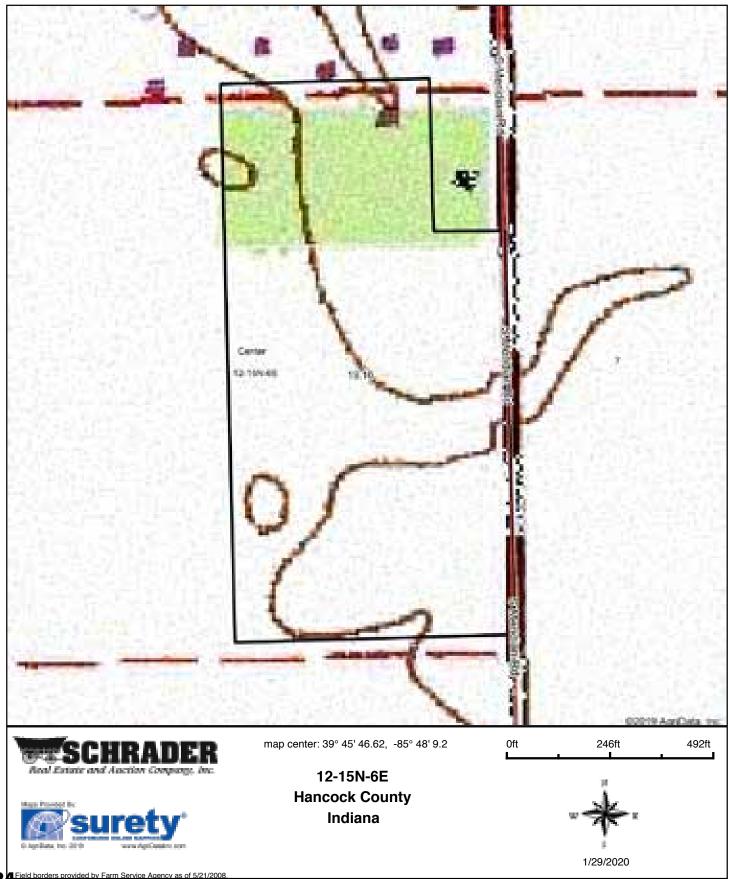




Area S	/mbol: IN059. Soil Area Version: 22									
Code	Soil Description		Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Br	Brookston silty clay loam, 0 to 2 percent slopes	9.73	50.8%		llw	173	70	51	12	6
CrA	Crosby silt loam, 0 to 2 percent slopes	9.15	47.8%		llw	138	62	46	9	5
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.28	1.5%		lle	142	63	49	9	5
				Weigh	ted Average	155.8	66.1	48.6	10.5	5.5

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP-TRACT 24



WETLANDS MAP - TRACT 24



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.



FSA INFORMATION & MAPS

BEDGAMA HANCOCK.

Form: FEA-1966Z

See Page 5 for non-discriminatory State



Linked States Department of Agriculture

Facts Service Agency

Abbreviated 156 Farm Record

FARM: 5339

Prepared 1. Jun 15, 2020.

Crop Year 1 2020

Operator Name

Berton D

Farms Associated with Operator 1.

18-009-02, 18-009-09, 18-009-176, 19-009-126, 18-009-706, 18-059-706, 18-009-3723, 18-039-4814, 18-019-0230,

18-059-5399, 18-059-5739, 18-059-5743, 18-059-6314, 18-059-6488, 18-059-6660

CRIP Configuri Number(x)

None Norte ARCPLO GAY ENGINERY Electric

				Farm Land	Data				
Farmland	Cropfand	BCF Cropland	WEP	WRP	CRP	GRP	Supercane	Farm Status	Number Of Tracts
-1,433.00	611.38	81138	0.00	0.00	0.00	0.00	0.00	Active	
State Conservation	Other Conservation	Effective DCP Cropland	Double	Crepped	MPL.	Acre Dection	EWP	DCP Ag Res. Astroly	Broken From Hatter Sed
6.00	6.00	911.38	- 0.	50	0.00		9.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage	
Nore	None	None	
ARC Individual - Default	ASIC County - Default	Price Loss Coverage - Default	
None	CORN, SOVSW	None	

Partie Print Plans

Dur trop base							
Crop Name	Sans Acres	ECG-505 CRP Reduction Acres	PLC York	HIP			
Core	309.69	0.00	126				
Soytmans	321.81	0.00	- 0				

TOTAL 658,68 0.00

NOTES:

Tract Number

67/10 IL 1 T 10N R 6E 1003 & MERIDIAN RD Desertation:

PEA Physical Lineation INDOMNAHUNCOCK 1. INDÚNNAHUMODOK ANSI Physical Location

BIA Volt Range Number 1

HELL STORAGE NHEE: No agricultural commodity planted on undetermined Netts.

Withinst Status Wetland determinations not complete

Wi, Violations None

ELITATIVO Charges ..

Other Producers North Biscop (0) More

Kared.	

			THREE NUMBER OF STREET				2.00 2.00 Ag, Rel Broken From coving Native Sed		
Farm Land	Cropland	DCP Crestand	WSP	WWW	CRF	GRP	Bugarcane		
62.15	45.40	65.43	0.00	1100	-0.00	2.00	2.00		
State Conservation	Other Conservation	Effective DOP Cropland	Double Cropped	MPS	ENF	DCP Aq. Rel Activity			
0.00	0.01	45.40	0.00	0.00	0.00	0.00	0.00		

BIOLINA NA MARCOCK

LISDA :

United States Department of Agriculture Farm Service Agency.

ACCESSOR OF COMPANIES

FARM: 5309

Prepared : Jul 13, 2008 Crop Year 1, 2020

Abbreviated 156 Farm Record

France FSA-95602

DCP		

Fract 993 Continued			
Grop Name	Base Agres	CCC-505 CRP Reduction Agres	PLC YAM
Con	10.00	0.00	128
Styleans	16.50	0.00	45

TOTAL 32.54 0.00

NOTES:

Tract bounder 1000

Description ETHE 5 12 THIN KIE MERIDUALRO S OF 1935.

INDIGHAMANDOICK FSA Physical Location | | ANSI Physical Location | BIDDINA, HANDOOK

BM Unit Range Number

HEL SOME WHEL: No agree/ture commodity practed on undetermined fields.

Wettered Status Wetland determinations not complete

W. Verlations Digital

Owners: ± TENERLY CO.

Other Producers 1 Petiting Becom ID 1. None

	Tract Land Data							
Fare Land	Greptend	DCP Criptand	Wer	WRP	CRP	GIRP	Degercare	
48.01	49.30	45.90	0.00	0.00	0.00	0.00	0.00	
State Conservation	Other Concernation	Effective DCP Cropland	Double Cropped	MPL.	EMP	DCP Ag. Ret Activity	Broken From Native Bod	
11.00	11.00	et.50	11.00	0.00	0.00	0.00	6.00	

DCP Crop Data							
Crop Name	Sans Acres	CCC-935 CRP Reduction					
Core	16.22	0.00	128				
Soybeans	16.72	6.09	- 45				

TOTAL 32.95 0.00

MOTES

Tract Manher 1001

 ETYTE II 12 I 15N R SE MERICIAN RD S OF 1008. Departution:

NORWALKANDOOK PSA Physical Location ANSI Physical Location | ROSANA, HARCOCK

BIA Unit Range Number

HEL Status 1. HEL determinations not corregated for all fields on the fract

Wintland Status Western conferminations not complete

W. Violations None

HANCOCK.

Form: FSA-156EZ

USDA United States Department of Agriculture Favor Service Agency

Abbreviated 156 Farm Record

FARM: 5399

Prepared 1 Jan 13, 2020

Grop Year 1 7030

Tract 1001 Continued _

Owners.

1 MILLOUTCO

Other Producers

None

Banco ID

1 None

Tract Land Data							
Farm Land	Cropland	DCP Groptand	WIRP	WRF	CAP	GRP	Sugarcase
34.16	92.60	32.60	0.00	6.00	0.00	0.00	0.00
Diate Conservation	Other Conservation	Effective DCP Creptend	Double Cropped	MPL	ENT	DCP Aq. Ref Autivity	Broken From Hading Soil
to dell	0.00	32.62	9.00	8.00	0.00	0.00	0.00

DCP Crop Data						
Crop Name	Base Acres	CCC-Std CRP Reduction Acres	PLC Yes			
Com	11.54	0.00	108			
Scyleans	12.80	0.00	45			

TOTAL 23.58

MOTES

9.00

Track Number : 1993

Description | ETHE S 12 T TON R KE
FSA Physical Lecation | IND IMAMANOCOCK
ANSI Physical Location | IND IMAMANOCOCK

BIA Unit Range Number: 1

HEL Status : HEL datamenusions not completed for all fields on the tract

Westund Status : Welfand determinations not complete

WL Welstleine : None

Owners EU LALY CO

Other Producers Hone Recon ID | None

Tract Land Data							
Farm Land	Cropland	DCF Cropland	WEP	WAR	CRP	GMP	Sugersarie
20.45	14.48	14.80	0.00	6.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Astivity	Hartes Food Native Sod
9.00	5.00	14.46	0.00	0.00	0.00	0.00	0.00

	DCP Crop Da	to composite the second will be a second	
Crop Name	Bees Acres	CCC-605 CRP Reduction Acres	PLC Yests
Core	1.01	6,00	128
Soybeans	5.26	0.00	46

TOTAL 10.34 0.00

NOTES

MONANA HANCOCK

Form: FSA-156EZ

United States Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5300

Prepared 1 Jun 11, 2020

Crop Year: 2000

Tract Number 5715

Gescription S F THIN HOE & S 2 TYSN HISE

INDUM/AHMICOCK FSA Physical Location | | ANSI Physical Location . . . INDUMOUHANCOCK.

BIA Unit Range Number: 1

HCL Steben NPCL for agricultural commodity planted on undetermined falcs:

Westwood Status strational photormissations raid complete.

Wt. Violations 1. None BULLLYCO

Other Producers None Record ID: North

Teset Land Data							
Form Land	Cropland	DCP Cropland	WEP	WRP	CRP	ORP	Bugierrane
334.81	255.56	256.56	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Elfestive DCP Cropland	Double Cropped	MPL	Emo	DCP Ag. Rul Activity	Broken Free Native Sed
1.00	0.00	255.56	0.06	0.00	0.00	6.00	601

BCP Crop Data						
Drop Name	Sans Acres	CCC-SCS CRP Reduction	PLC Yeld			
Dem	69.90	6.00	1,28			
Boybeans	93.16	1.00	+1			

TOTAL 183.06 0.00

MOTES

4700 Tract Number

SETT, MALISTIE Seastiphism. FEA Physical Location 1 INDUMINAHUNDOOK моницинистру ANSI Physical Location 1

BIA Unit Range Number :

MEL Status 2. HEL disturminations not intropleted for all fields on the boot.

Westweet Market Welland determinations not complete

WL Violations

Owners. 1 BITLELY-CO.

Other Producers' -1 - 3900 Never Parcent (D)

Tract Land Date							
Farm Land	Cropland	OCP Cropland	WBP	7007	CRP	GRP	Segment
486,18	411.04	411.04	10.00	5.00	0.00	0.00	0.00
Date Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rut Antivity	Stroken From Native Sed
6.00	0.00	411.04	8.00	1.00	0.00	1 00	0.00

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

BUTTERNA HAMICOCK

Form: FSA-198EZ

USDA United Birtes Department of Apriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5399

Prepared 1 Jan 13, 2000

Cree Year 1: 3000

Fract 9709 Continued			
Core	131.97	8.00	128
Sobrem	120.74	8.00	45

0.00 TOTAL

MOTES

6711 Tract Mumber

THE REPORT OF THE PARTY OF THE Description. FEA Physical Location INCHURATION COCK. ANSI Physical Lecution 1: HEWAMANCOCK

BM Unit Hange Humber |

NAMES. No agreement commodity planted on undetermined fields HEL SOME

 Whitasia datumentations put complete Wedland Status

W. Violations None

BUILDILY CO. Charlette.

Name Other Preducers None Record ID

Treet Land Data							
Farm Land	Cooptand	DCP Cropland	WWP	trice .	CRP	ONF	Sugartana
121.80	106.13	105.13	8.00	0.00	6.00	3.00	0.00
Dista Conservation	Conservation	Effective DCP Coopland	Double Cropped	MPL	EWP	DCF Ag. Ref Activity	Broken From Halfire Sod
8.00	0.00	108.10	8.00	0.00	0.00	0.00	0.00

	DCF Crop Da	di		
Crop Name	Bare Acres	CCC-SHS CRP Hadastinn Acres	PLC Yell	
Com	38.05	0.00	128	
Sayleans	41,47	0.00	*1	

0.00 TOTAL 78.52

NOTES

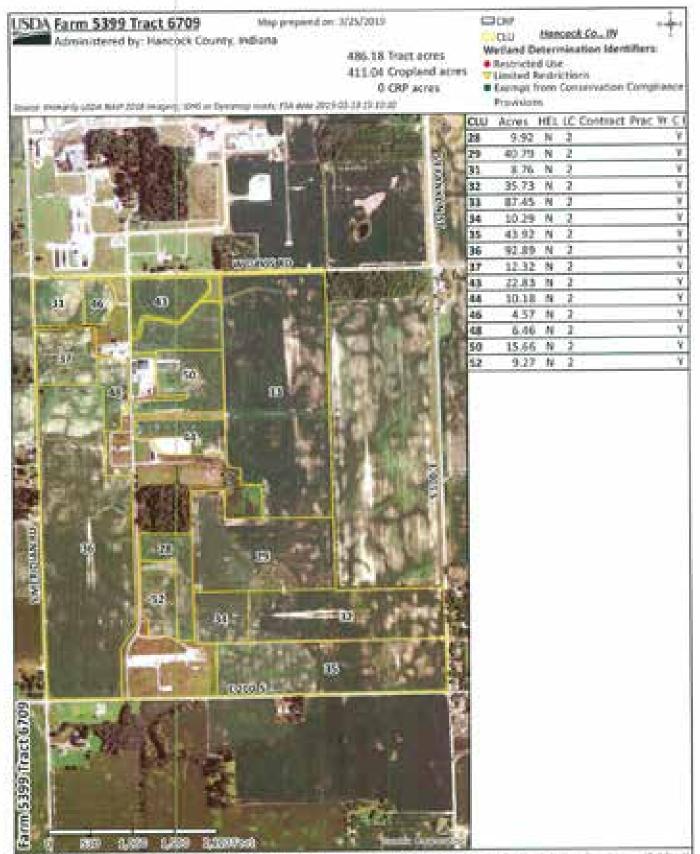
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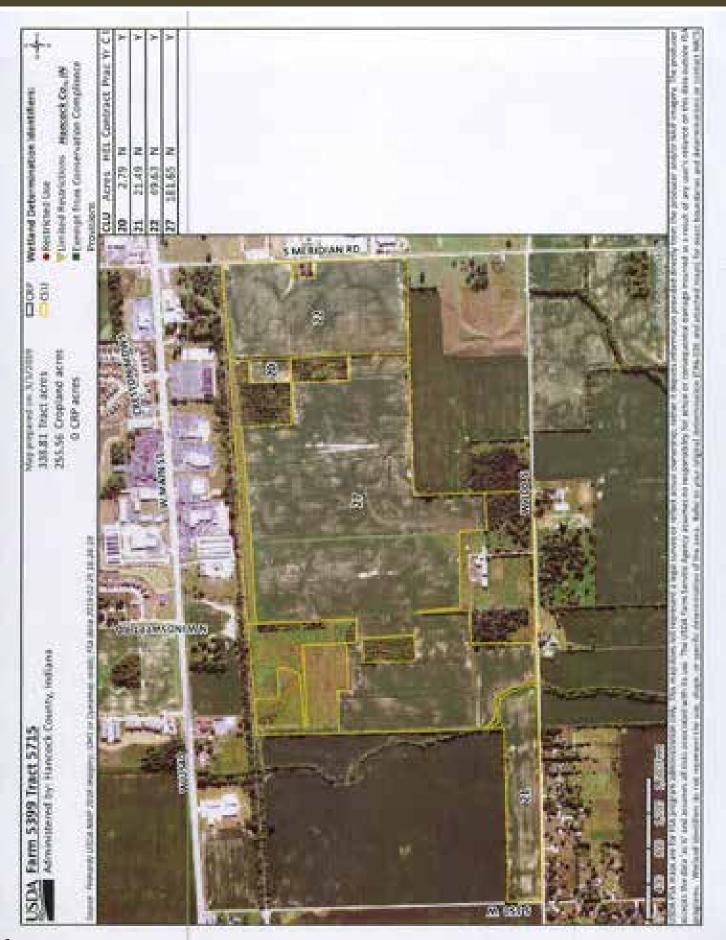
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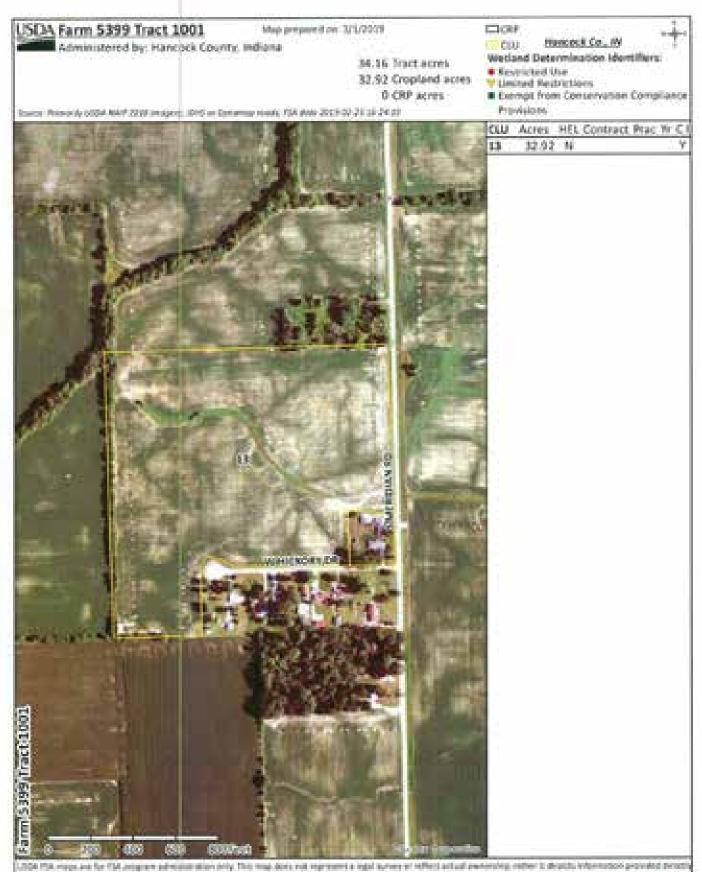


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SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in a new company-owned office facility, built in 1998 with 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes
 (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma, Illinois and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees–president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.





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