



4 Farms
11 Tracts

592± acres

WESTERN JEFFERSON COUNTY

Near Madison, IN

• Great Location

INFORMATION BOOKLET

11 Tracts
Western Jefferson Schools

SCHRADER
Real Estate and Auction Company, Inc.



Real Estate

AUCTION

WEDNESDAY, DECEMBER 13 • 6:00 PM

held at the Jefferson County 4-H Fairgrounds Building, Madison, IN

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.

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OWNER: Leatherman Holdings LLC

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



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.

P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606 • 800-451-2709

www.SchraderAuction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **TRACT MAPS, FSA MAPS, SOIL MAPS, & TOPOGRAPHY MAPS**
- **CONSERVATION EASEMENT**
- **USDA RECORDS**
- **PROPERTY CARDS**
- **TAX INFORMATION**
- **TITLE COMMITMENT**
- **PHOTOS**

An aerial photograph of a rural landscape. The foreground is dominated by a dense forest of green trees. In the middle ground, there are several large, golden-brown fields, likely harvested corn, interspersed with more green forest. The background shows a vast, flat expanse of land under a blue sky with light clouds. The text "REGISTRATION FORMS" is overlaid in the center of the image.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, DECEMBER 13, 2017

592 ACRES – JEFFERSON COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Wednesday, December 6, 2017.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
592± Acres • Jefferson County, Indiana
Wednesday, December 13, 2017

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, December 13, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, December 6, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

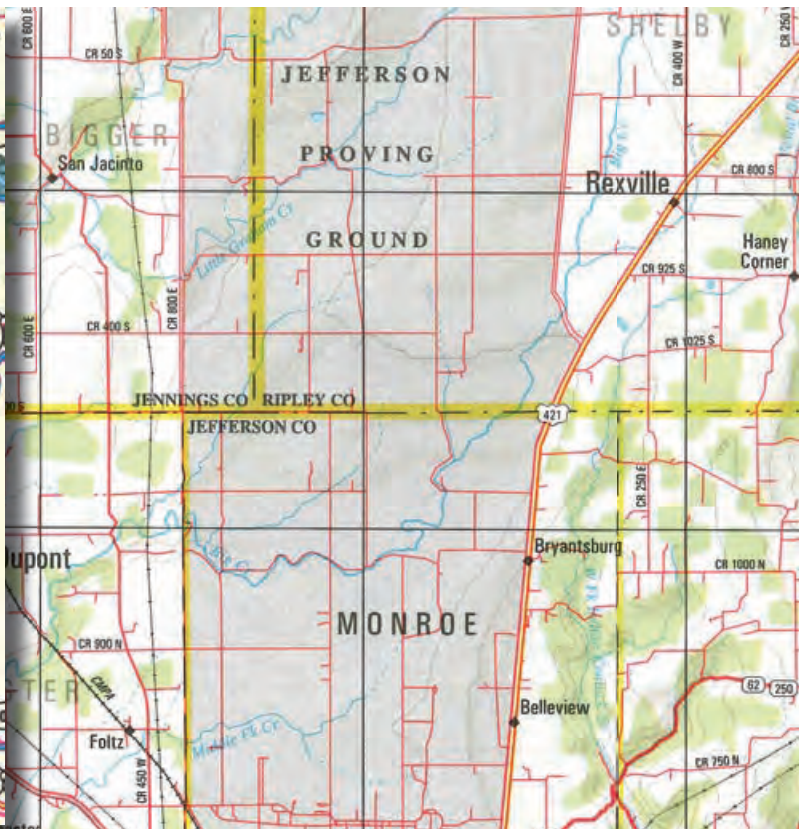
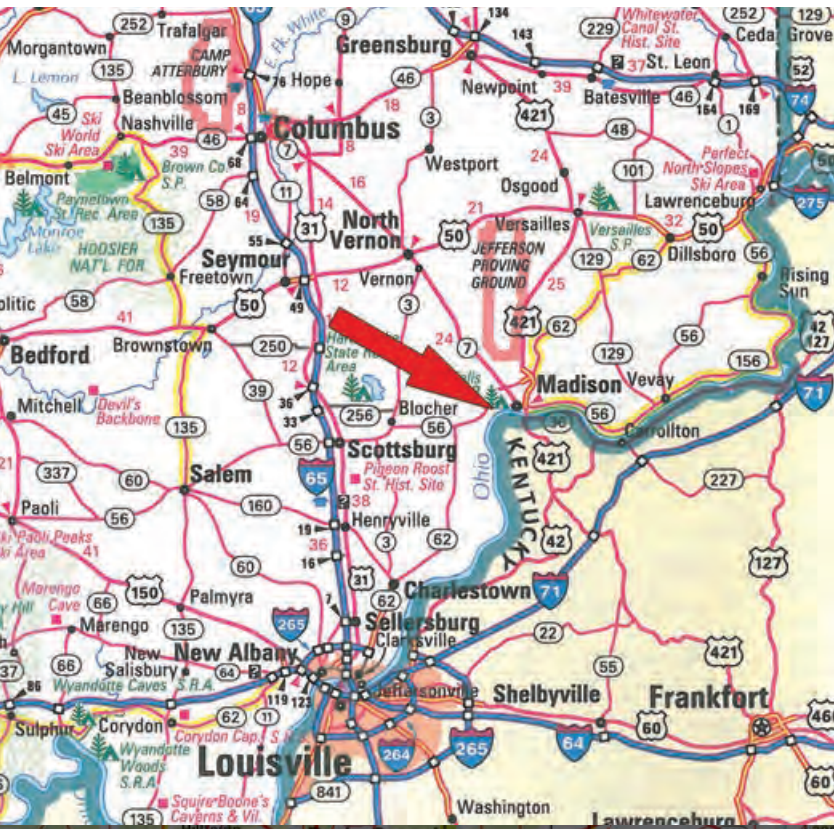
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



MAPS

LOCATION MAP

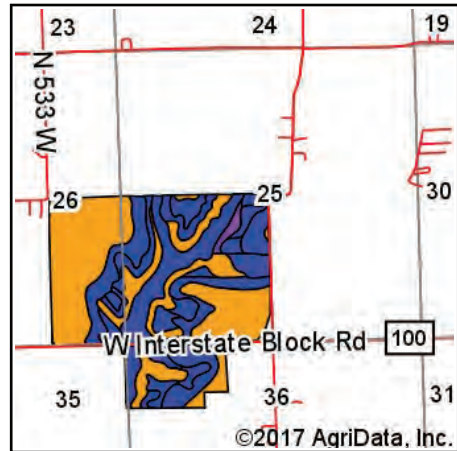
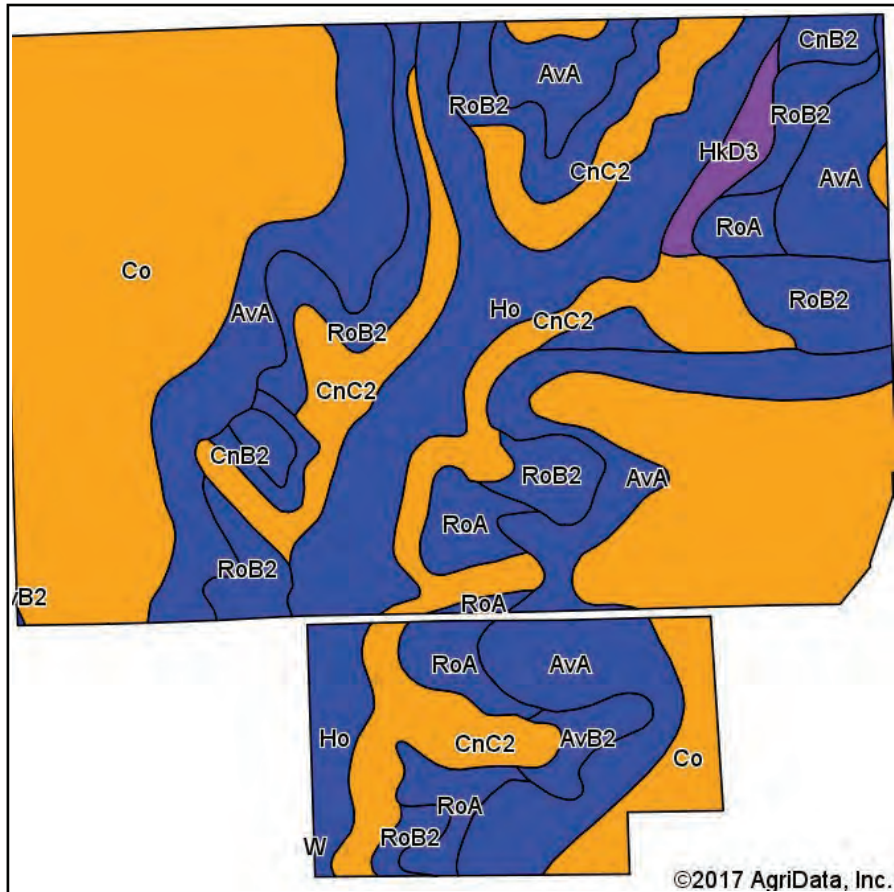


TRACT MAP - Farm A



SURETY SOILS MAP - Farm A

Soils Map

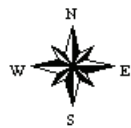


State: **Indiana**
 County: **Jefferson**
 Location: **25-4N-9E**
 Township: **Smyrna**
 Acres: **283.23**
 Date: **3/30/2017**












Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN077, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Soybeans | Winter wheat | Pasture | Grass legume hay | Alfalfa hay | Tobacco |
|-------------------------|---|-------|------------------|---|---------------|--------------|-------------|--------------|------------|------------------|-------------|---------------|
| Co | Cobbsfork silt loam, 0 to 1 percent slopes | 97.76 | 34.5% |  | Illw | 135 | 42 | 54 | 9 | 4 | | |
| AvA | Avonburg silt loam, 0 to 2 percent slopes | 56.75 | 20.0% |  | Ilw | 145 | 49 | 64 | 10 | 5 | | 2558 |
| CnC2 | Cincinnati silt loam, 6 to 12 percent slopes, eroded | 39.16 | 13.8% |  | Ille | 114 | 40 | 52 | 8 | 4 | | 2835 |
| Ho | Holton loam, occasionally flooded | 33.96 | 12.0% |  | Ilw | 116 | 34 | 52 | 8 | 4 | | 2376 |
| RoB2 | Nabb silt loam, 2 to 6 percent slopes, eroded | 30.04 | 10.6% |  | Ille | 130 | 45 | 57 | 8 | 4 | | |
| RoA | Rossmoyne silt loam, 0 to 2 percent slopes | 15.47 | 5.5% |  | Ilw | 135 | 47 | 61 | 9 | 5 | 7 | 3150 |
| CnB2 | Cincinnati silt loam, 2 to 6 percent slopes, eroded | 3.95 | 1.4% |  | Ille | 130 | 46 | 59 | 9 | 4 | 6 | 3120 |
| HKD3 | Hickory silt loam, 12 to 18 percent slopes, severely eroded | 3.30 | 1.2% |  | Vle | 105 | 37 | 53 | 7 | 4 | | |
| AvB2 | Avonburg silt loam, 2 to 4 percent slopes, eroded | 2.84 | 1.0% |  | Ille | 132 | 45 | 58 | 9 | 5 | | 2510 |
| Weighted Average | | | | | | 130.8 | 42.8 | 56.3 | 8.8 | 4.3 | 0.5 | 1430.1 |

Soils data provided by USDA and NRCS.

TOPOGRAPHICAL MAP - Farm A



TRACT MAP - Farm B



4

22.6± acres

5

42.5± acres

N 600 W

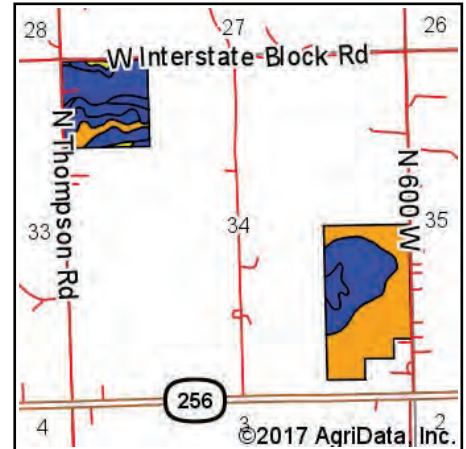
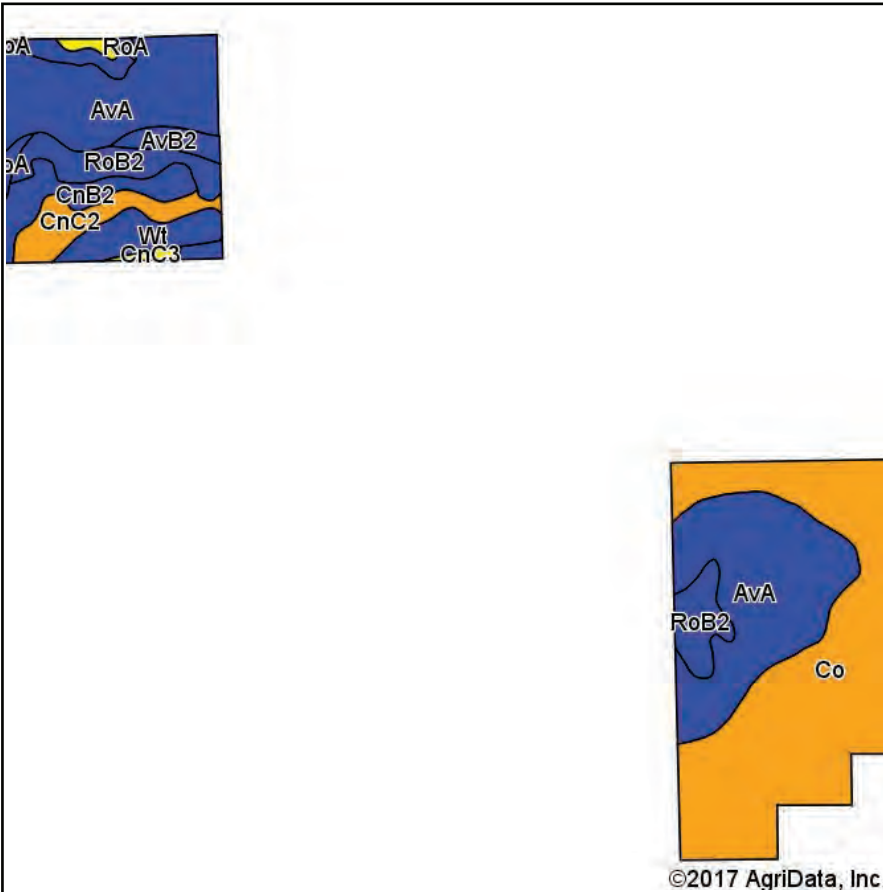
256

TRACT MAP - Farm C



SURETY SOILS MAP - FarmS B & C

Soils Map



State: **Indiana**
 County: **Jefferson**
 Location: **34-4N-9E**
 Township: **Republican**
 Acres: **105.03**
 Date: **3/30/2017**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN077, Soil Area Version: 18

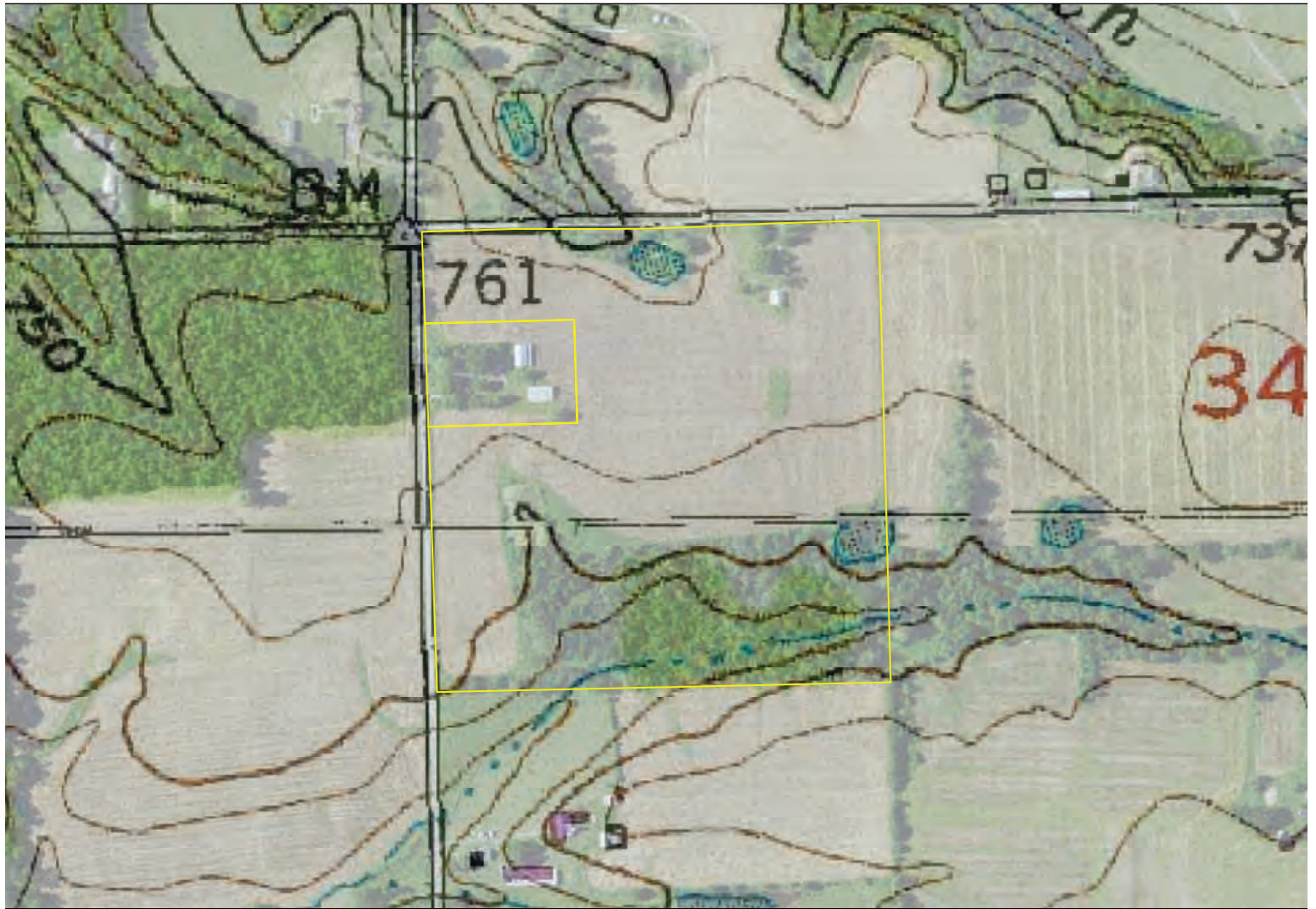
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Soybeans | Winter wheat | Pasture | Grass legume hay | Alfalfa hay | Tobacco |
|-------------------------|---|-------|------------------|----------------------|---------------|--------------|-------------|--------------|------------|------------------|-------------|---------------|
| Co | Cobbsfork silt loam, 0 to 1 percent slopes | 39.38 | 37.5% | | Illw | 135 | 42 | 54 | 9 | 4 | | |
| AvA | Avonburg silt loam, 0 to 2 percent slopes | 37.12 | 35.3% | | llw | 145 | 49 | 64 | 10 | 5 | | 2558 |
| RoB2 | Nabb silt loam, 2 to 6 percent slopes, eroded | 8.46 | 8.1% | | lle | 130 | 45 | 57 | 8 | 4 | | |
| CnB2 | Cincinnati silt loam, 2 to 6 percent slopes, eroded | 7.11 | 6.8% | | lle | 130 | 46 | 59 | 9 | 4 | 6 | 3120 |
| CnC2 | Cincinnati silt loam, 6 to 12 percent slopes, eroded | 4.71 | 4.5% | | llle | 114 | 40 | 52 | 8 | 4 | | 2835 |
| Wt | Wirt silt loam, occasionally flooded | 4.29 | 4.1% | | llw | 110 | 39 | 54 | 7 | 4 | 5 | 2920 |
| AvB2 | Avonburg silt loam, 2 to 4 percent slopes, eroded | 1.82 | 1.7% | | lle | 132 | 45 | 58 | 9 | 5 | | 2510 |
| RoA | Rossmoyne silt loam, 0 to 2 percent slopes | 1.04 | 1.0% | | llw | 135 | 47 | 61 | 9 | 5 | 7 | 3150 |
| HkD2 | Hickory silt loam, 12 to 18 percent slopes, eroded | 0.62 | 0.6% | | IVe | 110 | 39 | 55 | 7 | 4 | | |
| CnC3 | Cincinnati silt loam, 6 to 12 percent slopes, severely eroded | 0.48 | 0.5% | | IVe | 108 | 38 | 50 | 7 | 4 | | 164 |
| Weighted Average | | | | | | 135.5 | 44.8 | 58.2 | 9.1 | 4.4 | 0.7 | 1437.1 |

Soils data provided by USDA and NRCS.

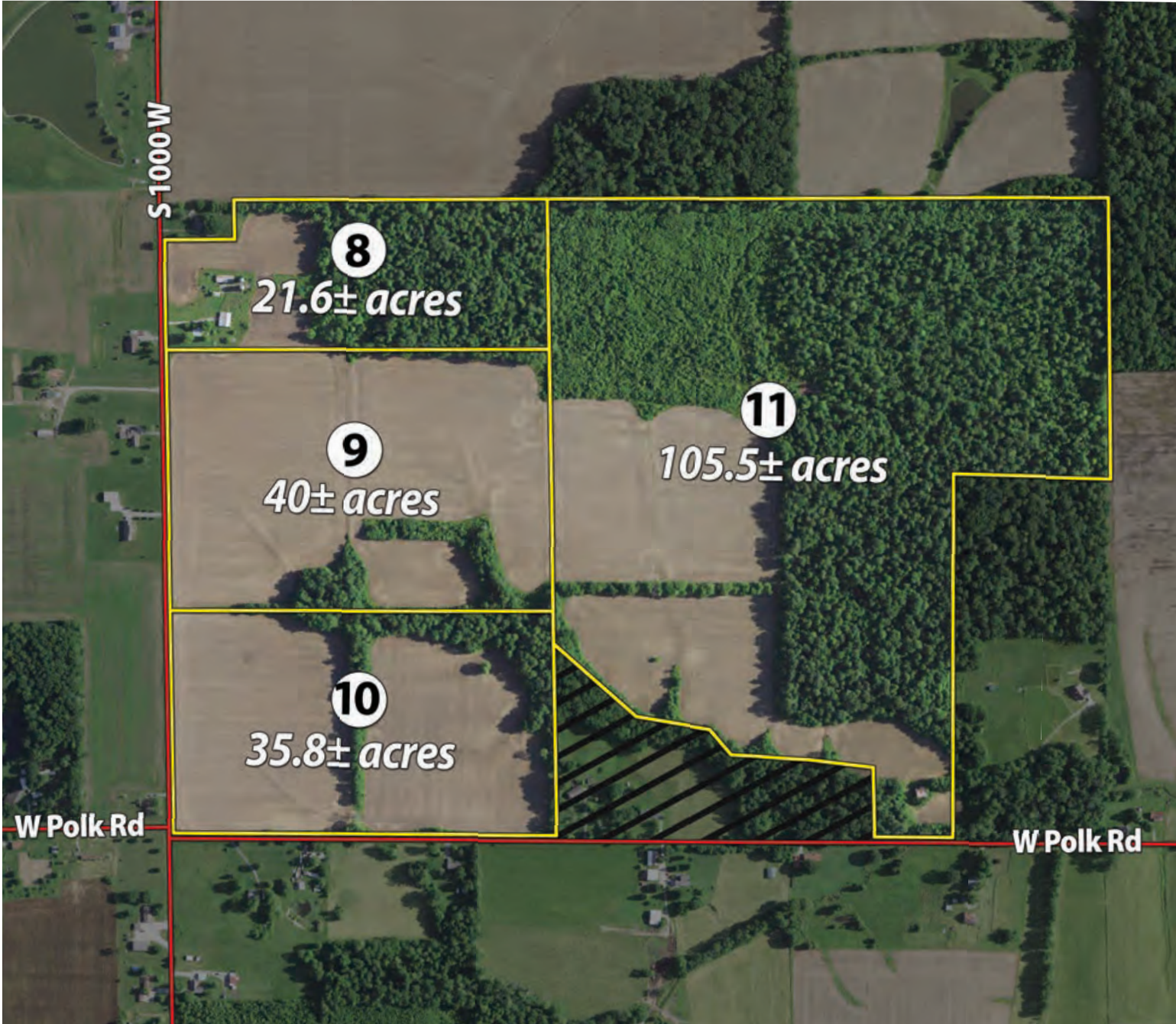
TOPOGRAPHICAL MAP - Farm B



TOPOGRAPHICAL MAP - Farm C

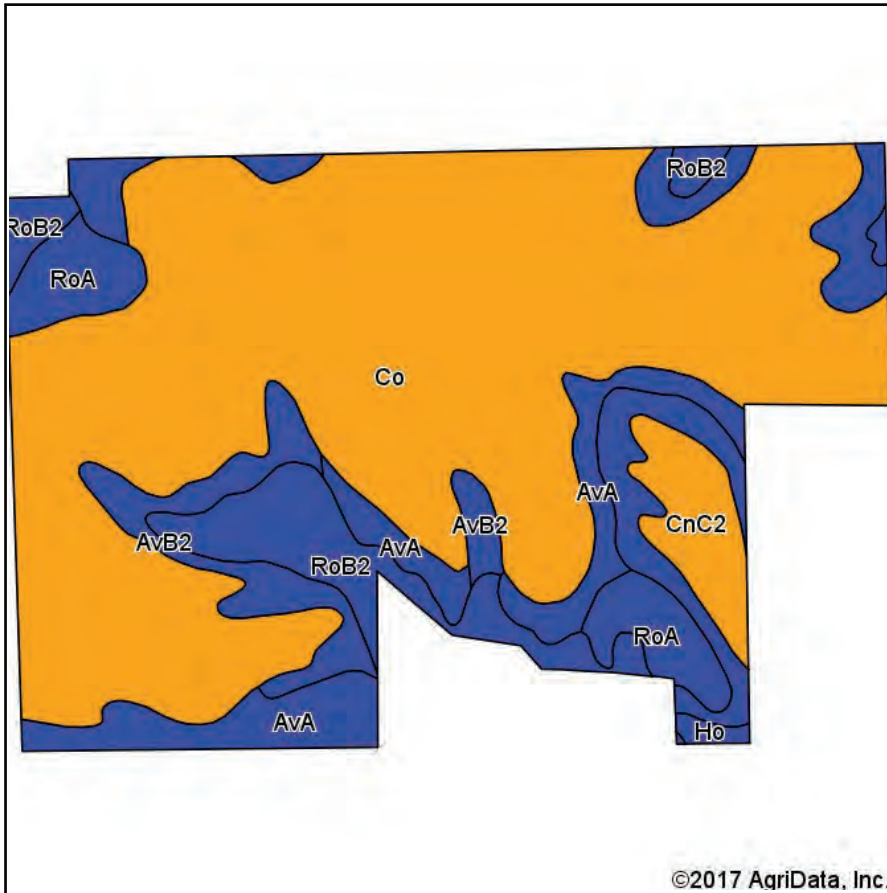


TRACT MAP - Farm D

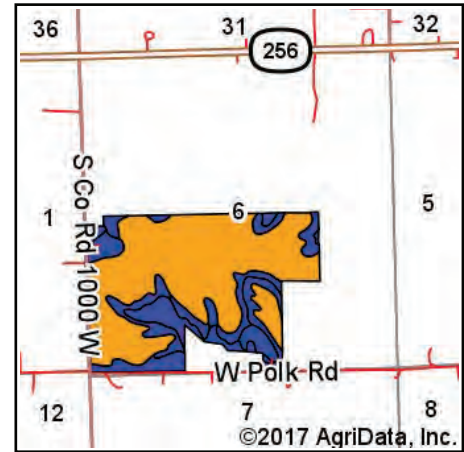


SURETY SOILS MAP - Farm D

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Jefferson**
 Location: **6-3N-9E**
 Township: **Republican**
 Acres: **202.74**
 Date: **3/30/2017**



Maps Provided By:



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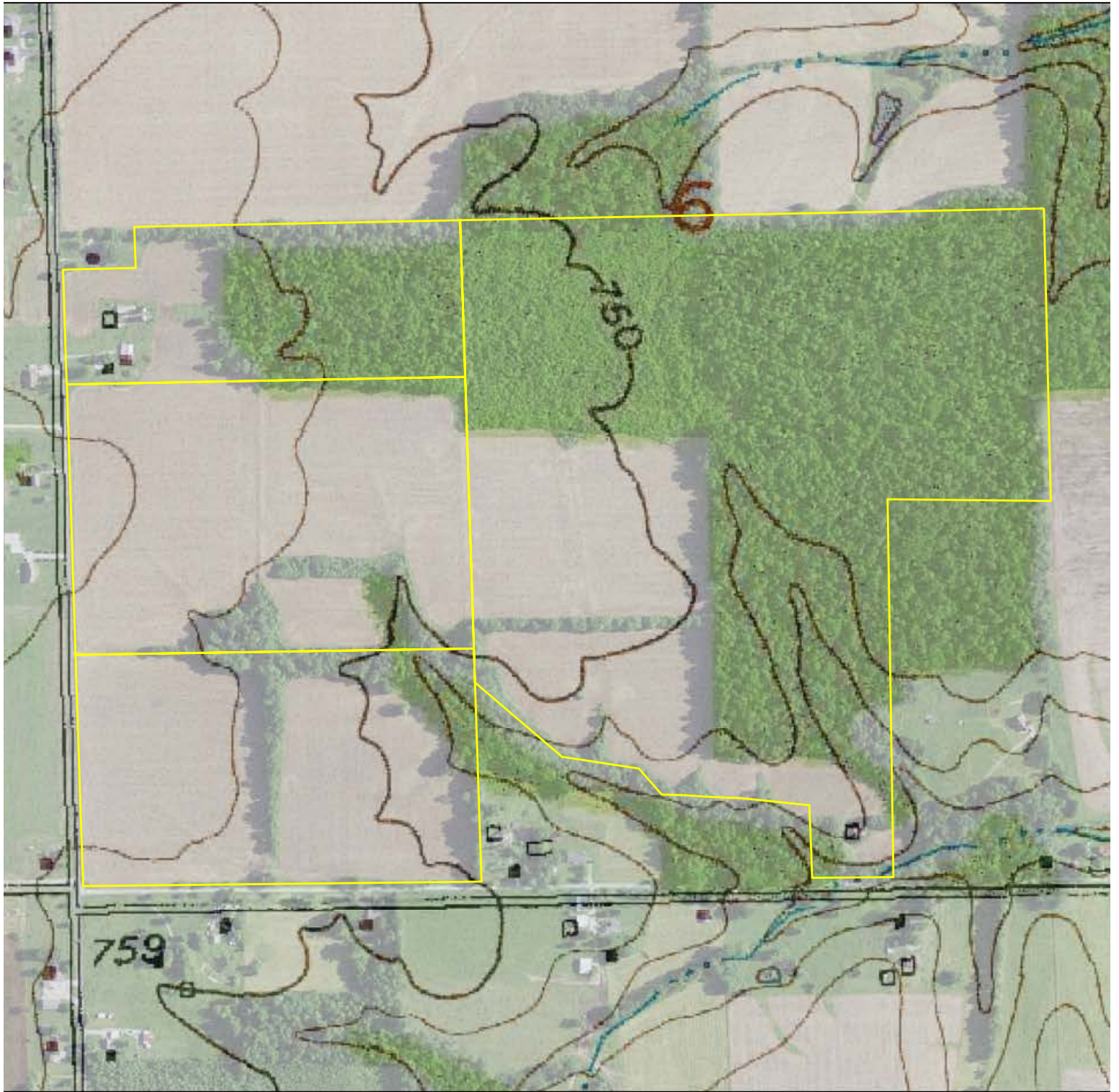


Area Symbol: IN077, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Soybeans | Winter wheat | Pasture | Grass legume hay | Alfalfa hay | Tobacco |
|-------------------------|--|--------|------------------|----------------------|---------------|--------------|-------------|--------------|----------|------------------|-------------|--------------|
| Co | Cobbsfork silt loam, 0 to 1 percent slopes | 130.03 | 64.1% | | IIIw | 135 | 42 | 54 | 9 | 4 | | |
| AvA | Avonburg silt loam, 0 to 2 percent slopes | 23.70 | 11.7% | | IIw | 145 | 49 | 64 | 10 | 5 | | 2558 |
| RoB2 | Nabb silt loam, 2 to 6 percent slopes, eroded | 21.64 | 10.7% | | Ile | 130 | 45 | 57 | 8 | 4 | | |
| AvB2 | Avonburg silt loam, 2 to 4 percent slopes, eroded | 10.15 | 5.0% | | Ile | 132 | 45 | 58 | 9 | 5 | | 2510 |
| RoA | Rossmoyne silt loam, 0 to 2 percent slopes | 9.40 | 4.6% | | IIw | 135 | 47 | 61 | 9 | 5 | 7 | 3150 |
| CnC2 | Cincinnati silt loam, 6 to 12 percent slopes, eroded | 7.11 | 3.5% | | IIIle | 114 | 40 | 52 | 8 | 4 | | 2835 |
| Ho | Holton loam, occasionally flooded | 0.71 | 0.4% | | IIw | 116 | 34 | 52 | 8 | 4 | | 2376 |
| Weighted Average | | | | | | 134.7 | 43.4 | 55.9 | 9 | 4.2 | 0.3 | 678.5 |

Soils data provided by USDA and NRCS.

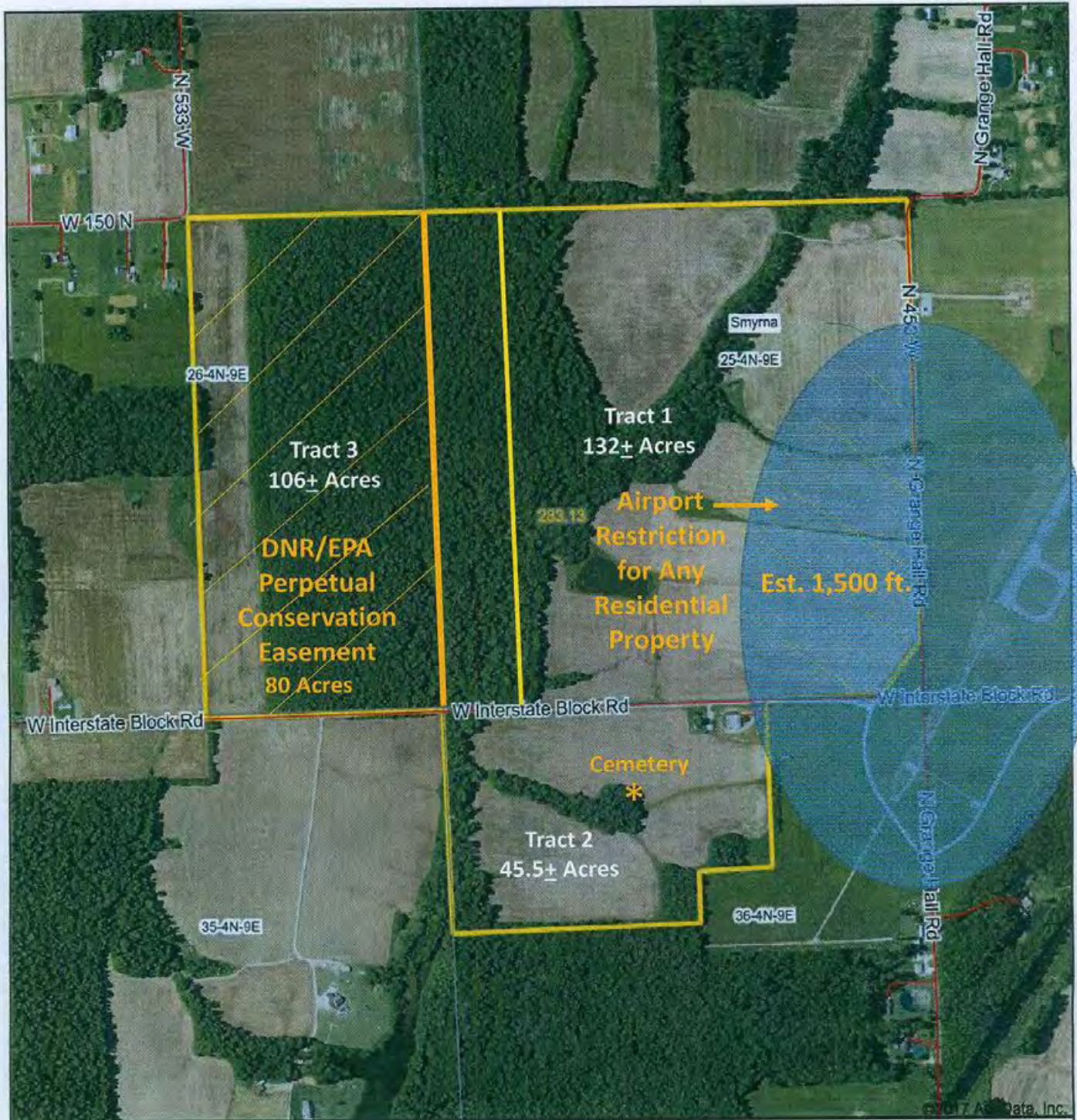
TOPOGRAPHICAL MAP - Farm D



An aerial photograph showing a vast landscape. The foreground is dominated by a dense, lush green forest. Beyond the forest, there are several large, flat agricultural fields, some of which appear to be harvested or fallow, showing a golden-brown color. In the distance, there are more fields, some with small structures or buildings, and a line of trees. The sky is a pale blue with light, wispy clouds. The overall scene is a mix of natural forest and human-managed agricultural land.

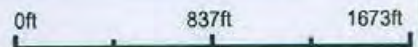
**CONSERVATION
EASEMENT (Tract 3 only)
& AIRPORT
RESTRICTIONS**

Supplemental Map Preliminary Tract Map



Boundaries are Approximate

map center: 38° 45' 17.13, -85° 28' 41.57



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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25-4N-9E
 Jefferson County
 Indiana



10/4/2017



CONSERVATION EASEMENT

60
✓

1-6-93
1-7-93
ER 3-1617

THIS INSTRUMENT WITNESSETH:

That Lawrence A. Jacobi ("Grantor") for himself and his successors in title, CONVEYS AND GRANTS to the INDIANA DEPARTMENT OF NATURAL RESOURCES, a governmental body authorized to hold interests in real property ("Holder"), a conservation easement pursuant to IC 32-5-2.6 in the real property described on Exhibit A attached hereto and incorporated by reference herein (the "real property") on the terms and conditions set forth hereinafter.

1. Term. The easement granted herein shall take effect upon completion of the Mitigation Project identified in the Wetland Restoration and Mitigation Plan, Docket No. 199101251 submitted to U. S. EPA, Region V. Except as provided in IC 32-5-2.6-3(b), the duration of the conservation easement granted herein shall be perpetual.

2. Purpose and Extent. The purpose of the easement granted herein is to retain and protect the natural values of the real property as a wetland, and to ensure its availability for use as a wildlife habitat for wetland species. To that end, the following limitations are imposed on the use and development of the real property during the term of this easement.

(a) The real property shall not be drained or filled so as to destroy or impair its character as a wetland;

(b) Timber on the real property shall not be clear cut; any timbering of the real property shall be done in accordance with sound forest management principles;

Jacobi, Sadding, Service
5242 Spiller Rd
Floyd, Ind. 47799-20

1-7-43
ER3-1617

Ⓚ

All references in this section to limitations on the use and development of the real property shall apply to the real property as a whole and to any part thereof.

IN WITNESS WHEREOF, Grantor has caused this Condemnation easement to be executed this 6th day of January, 1993.

Lawrence A. Jacob
Lawrence A. Jacob

STATE OF INDIANA)
) SS:
COUNTY OF Floyd)

Subscribed and sworn to before me a Notary Public, in and for said County and State this 6th day of January, 1993.

Linda S. Loeach
Notary Public

Linda S. Loeach
Printed

My Commission Expires:
April 17, 1996
My County of Residence:
Floyd

RECEIVED FOR RECORD
THIS 7 DAY OF JANUARY 1993
AT 12:00 O'CLOCK P.M. AND RECORDED
IN RECORD 6953 PAGE 1617
Betty H. Brannon
RECORDER, JEFFERSON CO., IN.

1-17-93
ER3-161



EXHIBIT A

THE east one-half (1/2) of the southeast quarter (1/4) of Section
Twenty-Six (26) in Township Four (4) North, Range Nine (9) East,
containing eighty (80) acres.



USDA RECORDS

Tracts 12+3

FARM: 3220

Indiana
Jefferson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 8/30/17 2:41 PM
Crop Year: 2017
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: SAMANTHA RENEE WILLIAMS
Farm Identifier: F-7
Recon Number:

Farms Associated with Operator:
116, 190, 694, 1048, 1092, 1179, 1261, 1996, 3377, 3512, 3664, 3787, 3982, 4364, 4482, 4501, 4541, 4611, 4619, 4693, 4715, 4716, 4801, 4808, 5022, 5039

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 281.05 | 153.78 | 153.78 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | |
| 0.0 | 0.0 | 153.78 | 0.0 | 0.0 | | | | |

ARC/PLC

ARC-IC
NONE

ARC-CO
WHEAT, CORN

PLC
NONE

PLC-Default
NONE

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 0.9 | | 40 | 0.0 |
| CORN | 8.1 | | 107 | 0.0 |
| Total Base Acres: | 9.0 | | | |

Tract Number: 10084 Description: F6 T4N R9E SEC 25

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 42.43 | 33.21 | 33.21 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 33.21 | 0.0 | 0.0 | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 0.3 | | 40 | 0.0 |
| CORN | 2.9 | | 107 | 0.0 |
| Total Base Acres: | 3.2 | | | |

Owners: GABRIELE LEATHERMAN
Other Producers: JEFFREY R WILLIAMS

Tract 1 & 3

Indiana
Jefferson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3220
Prepared: 8/30/17 2:41 PM
Crop Year: 2017
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate or complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 10085 Description: F6/ T4N R9E SEC 25

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 238.62 | 120.57 | 120.57 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 120.57 | 0.0 | 0.0 | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| WHEAT | 0.6 | | 40 | 0.0 |
| CORN | 5.2 | | 107 | 0.0 |
| Total Base Acres: | 5.8 | | | |

Owners: GABRIELE LEATHERMAN
Other Producers: JEFFREY R WILLIAMS

Tracts 1 & 3

USDA Far. 220 Tract 10085

Administered by: Jefferson County, Indiana

Source: Primarily USDA FSA 2016 Imagery (2015 IL & CH); IDHS or Dynamap road names

Map prepared on: 12/1/2016
238.62 Tract acres
120.57 Cropland acres
0 CRP acres

Wetland Determination Identifier:
● Restricted Use
▽ Limited Restrictions *Jefferson Co., IN*
□ Exempt from Conservation Compliance

CRP
CLU

Provisions

| CLU | Acres | HEL | Contract | Prac | Yr | CI |
|-----|--------|-----|----------|------|----|----|
| 1 | 22.29 | N | | | | Y |
| 2 | 22.3 | N | | | | Y |
| 3 | 56.82 | N | | | | Y |
| 4 | 17.91 | N | | | | Y |
| 5 | 115.44 | U | | | | N |
| 6 | 2.61 | N | | | | N |
| 7 | 1.25 | N | | | | Y |



0 22.5 450 675 900 Feet

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

Tract 2

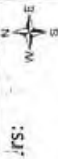
USDA Far. 220 Tract 10084

Administered by: Jefferson County, Indiana

Source: Primarily USDA FSA 2016 imagery (2015 IL & OH); IDHS or Dynamap road names

Map prepared on: 12/17/2016
 42.43 Tract acres
 33.21 Cropland acres
 0 CRP acres

Wetland Determination Code:
 ● Restricted Use
 ▽ Limited Restrictions **Jefferson Co., IN**
 □ Exempt from Conservation Compliance Provisions



| CLU | Acres | HEL | Contract | Prac | Yr | CI |
|-----|-------|-----|----------|------|----|----|
| 1 | 33.21 | N | | | | Y |
| 2 | 2.26 | N | | | | N |
| 3 | 2.34 | U | | | | N |
| 5 | 2.1 | U | | | | N |
| 6 | 0.72 | U | | | | N |
| 7 | 1.8 | N | | | | N |



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Tracts 4 & 5

FARM: 1179

Indiana
Jefferson

U.S. Department of Agriculture
Farm Service Agency

Prepared: 8/30/17 2:39 PM
Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| | | |
|---------------------|-----------------|--------------|
| Operator Name | Farm Identifier | Recon Number |
| GABRIELE LEATHERMAN | | |

Farms Associated with Operator:
3220, 4715, 4716, 4808

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 65.05 | 62.07 | 62.07 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | |
| 0.0 | 0.0 | 62.07 | 0.0 | 0.0 | | | | |

Tract Number: 909 Description: E6

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 65.05 | 62.07 | 62.07 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 62.07 | 0.0 | 0.0 | | |

Owners: GABRIELE LEATHERMAN

Other Producers: JEFFREY R WILLIAMS

SAMANTHA RENEE WILLIAMS

Tracts 4 & 5

Map prepared on: 12/11/2016
 65.05 Tract acres
 62.07 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Idei
 ● Restricted Use
 ▽ Limited Restrictions *Jefferson Co., IN*
 □ Exempt from Conservation Compliance Provisions

USDA Far. 179 Tract 909
 Administered by: Jefferson County, Indiana
 Source: Primarily USDA FSA 2016 Imagery (2015 IL & OH); IDHS or Dynamap road names



| CLU | Acres | HEL | Contract | Prac | Yr | CI |
|-----|-------|-----|----------|------|----|----|
| 1 | 21.91 | N | | | | Y |
| 2 | 40.16 | N | | | | Y |
| 3 | 2.98 | U | | | | N |

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Tracts 6 & 7

FARM: 4808

Indiana
Jefferson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 8/30/17 2:41 PM
Crop Year: 2017
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: SAMANTHA RENEE WILLIAMS
Farm Identifier:
Recon Number: 2009 18077 15

Farms Associated with Operator:
116, 190, 694, 1048, 1092, 1179, 1261, 1996, 3220, 3377, 3512, 3664, 3787, 3982, 4364, 4482, 4501, 4541, 4611, 4619, 4693, 4715, 4716, 4801, 5022, 5039

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 40.32 | 26.36 | 26.36 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | |
| 0.0 | 0.0 | 26.36 | 0.0 | 0.0 | | | | |

| ARC/PLC | | | |
|----------------|-----------------------|-------------|---------------------|
| ARC-IC NONE | ARC-CO CORN, SOYBN | PLC NONE | PLC-Default NONE |
| | | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 5.1 | | 89 | 0.0 |
| SOYBEANS | 4.1 | | 32 | 0.0 |
| Total Base Acres: | 9.2 | | | |

Tract Number: 11591 Description: S34 T4N R9E

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 40.32 | 26.36 | 26.36 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 26.36 | 0.0 | 0.0 | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 5.1 | | 89 | 0.0 |
| SOYBEANS | 4.1 | | 32 | 0.0 |
| Total Base Acres: | 9.2 | | | |

Owners: GABRIELE LEATHERMAN
Other Producers: JEFFREY R WILLIAMS

Tracts 6 & 7

Tract

USDA Far 1808 Tract 11591
 Administered by: Jefferson County, Indiana

Map prepared on: 12/2/2016
 40.32 Tract acres
 26.36 Cropland acres
 0 CRP acres

Wetland Determination Ide.
 ● Restricted Use
 ▽ Limited Restrictions **Jefferson Co., IN**
 ■ Exempt from Conservation Compliance Provisions

CRP
 CLU

Source: Primarily USDA FSA 2016 imagery (2015 IL & OH); IDHS or Dynamap road names



| CLU | Acres | HEL | Contract | Prac | Yr | CI |
|-----|-------|-----|----------|------|----|----|
| 2 | 4.87 | N | | | | Y |
| 5 | 0.95 | U | | | | N |
| 6 | 1.29 | U | | | | N |
| 7 | 9.38 | N | | | | Y |
| 12 | 12.11 | N | | | | Y |
| 15 | 0.85 | U | | | | N |
| 17 | 10.87 | U | | | | N |

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Tract 8

FARM: 4716

Indiana
Jefferson

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 8/30/17 2:41 PM
Crop Year: 2017
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: SAMANTHA RENEE WILLIAMS
Farm Identifier:
Recon Number: 2007 18077 124

Farms Associated with Operator:
116, 190, 694, 1048, 1092, 1179, 1261, 1996, 3220, 3377, 3512, 3664, 3787, 3982, 4364, 4482, 4501, 4541, 4611, 4619, 4693, 4715, 4801, 4808, 5022, 5039

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 21.72 | 5.84 | 5.84 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | |
| 0.0 | 0.0 | 5.84 | 0.0 | 0.0 | | | | |

| Crop | ARC/PLC | | | |
|-------------------|--------------|--------------------|-----------|-----------------------|
| | ARC-IC NONE | ARC-CO CORN, SOYBN | PLC NONE | PLC-Default NONE |
| | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
| CORN | 2.4 | | 129 | 0.0 |
| SOYBEANS | 2.2 | | 32 | 0.0 |
| Total Base Acres: | 4.6 | | | |

Tract Number: 11523 Description: S6 T3N R9E

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 21.72 | 5.84 | 5.84 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 5.84 | 0.0 | 0.0 | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 2.4 | | 129 | 0.0 |
| SOYBEANS | 2.2 | | 32 | 0.0 |
| Total Base Acres: | 4.6 | | | |

Owners: GABRIELE LEATHERMAN

Her Producers: JEFFREY R WILLIAMS

USDA Far. 4716 Tract 11523

Administered by: Jefferson County, Indiana

Source: Primarily USDA FSA 2016 imagery (2015 IL & OH); IDHS or Dynamap road names

Map prepared on: 12/2/2016
 21.72 Tract acres
 5.84 Cropland acres
 0 CRP acres

Wetland Determination Ide. .rs:
 Restricted Use
 Limited Restrictions **Jefferson Co., IN**
 Exempt from Conservation Compliance

CRP
 CLU



Provisions

| CLU | Acres | HEL | Contract | Prac | Yr | Cl |
|-----|-------|-----|----------|------|----|----|
| 1 | 1.98 | U | | | | N |
| 8 | 1.88 | N | | | | Y |
| 20 | 3.2 | N | | | | Y |
| 35 | 13.9 | U | | | | N |
| 37 | 0.76 | N | | | | Y |



Tract 8

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Tracts 9, 10 & 11

FARM: 4715

Indiana
Jefferson
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 8/30/17 2:41 PM
Crop Year: 2017
Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: SAMANTHA RENEE WILLIAMS
Farm Identifier: [Blank]
Recon Number: 2007 18077 124

Farms Associated with Operator:
116, 190, 694, 1048, 1092, 1179, 1261, 1996, 3220, 3377, 3512, 3664, 3787, 3982, 4364, 4482, 4501, 4541, 4611, 4619, 4693, 4716, 4801, 4808, 5022, 5039

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 180.13 | 101.76 | 101.76 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | |
| 0.0 | 0.0 | 101.76 | 0.0 | 0.0 | | | | |

| Crop | Base Acreage | CTAP Tran Yield | ARC/PLC | | | | |
|-------------------|--------------|-----------------|-------------|--------------------|----------|------------------|--|
| | | | ARC-IC NONE | ARC-CO CORN, SOYBN | PLC NONE | PLC-Default NONE | |
| CORN | 48.1 | | | 129 | 0.0 | | |
| SOYBEANS | 43.9 | | | 32 | 0.0 | | |
| Total Base Acres: | 92.0 | | | | | | |

Tract Number: 11522 Description: S6 T3N R9E
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 180.13 | 101.76 | 101.76 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | |
| 0.0 | 0.0 | 101.76 | 0.0 | 0.0 | | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 48.1 | | 129 | 0.0 |
| SOYBEANS | 43.9 | | 32 | 0.0 |
| Total Base Acres: | 92.0 | | | |

Owners: GABRIELE LEATHERMAN
Other Producers: JEFFREY R WILLIAMS

USDA Far. 1715 Tract 11522

Administered by: Jefferson County, Indiana

Source: Primarily USDA FSA 2016 imagery (2015 IL & OH); (DHS or Dynamap road names

Map prepared on: 12/2/2016
 180.13 Tract acres
 101.76 Cropland acres
 0 CRP acres

Wetland Determination Idei
 ● Restricted Use
 ▽ Limited Restrictions **Jefferson Co., IN**
 □ Exempt from Conservation Compliance

CRP
 CLU



| CLU | Acres | HEL | Contract | Prac | Yr | C I |
|-----|-------|-----|----------|------|----|-----|
| 2 | 49.51 | N | | | | Y |
| 3 | 3.37 | H | | | | Y |
| 4 | 14.53 | N | | | | Y |
| 5 | 17.53 | N | | | | Y |
| 6 | 15.95 | H | | | | Y |
| 9 | 0.17 | U | | | | N |
| 15 | 0.74 | H | | | | Y |
| 24 | 0.13 | H | | | | Y |
| 26 | 71.51 | U | | | | N |
| 29 | 0.13 | U | | | | N |
| 31 | 6.56 | U | | | | N |



Tracts 9, 10 & 11

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An aerial photograph of a rural landscape. The foreground is dominated by a large, rectangular field of golden-brown crops, likely corn, with visible rows. To the left of this field, a paved road runs diagonally. In the middle ground, there is a dense line of green trees. Beyond the trees, the landscape opens up into more fields, some of which are brown and some green. In the distance, there are scattered houses and a small body of water. The sky is a clear, light blue with a few wispy clouds.

PROPERTY CARDS

General Information

Parcel Number
39-14-06-000-010.003-011
Parent Parcel Number
0070025503
Tax ID:

Routing Number

007-00255-03 IN SW 6-3-9 21.698A
7-13-8
607 S 1000 W

Property Class 101

Cash Grain/General Farm

Year:

Location Information

County
Jefferson

Township
REPUBLICAN TOWNSHIP

District 011 (Local)

School Corp
SOUTHWESTERN JEFFERSON CONSOLIDATED

Neighborhood 3911503-011
W SR 256/W SR 26

Section/Plat

, IN 47138

Location Address

607 S 1000 W
LEXINGTON

Zoning

9
4
4
4
4

Subdivision

AVA
CO
ROA

Lot

ROB2
AVA
CO
ROA

AAIMH Park

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
NA

Printed Tuesday, October 31, 2017

Ownership

Leatherman Holdings LLC
2459 Woods Edge Dr
Madison, IN 47250

Legal

007-00255-03 IN SW 6-3-9 21.698A
7-13-8
607 S 1000 W

Transfer Of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Sale Price |
|------------|----------------------|------------|------|-----------|------------|
| 10/03/2014 | Leatherman Holdings | | | | \$00 |
| 11/02/2009 | Leatherman Gabriele | 2009/05035 | | | \$48,000 |
| 09/08/2009 | ACT PROPERTIES LLC | 2009/04167 | | | \$75,735 |
| 03/13/2007 | MARCELLE, DAVID ALLA | 2007/01697 | | | \$105,000 |
| 06/21/2005 | GRAY, JEFFERY & JODI | 2005/03227 | | | \$00 |
| 01/01/1900 | GRAY, JEFFREY & JODI | | | | \$00 |

Notes

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2016 | 2015 | 2014 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | AA | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 01/02/2016 | 03/01/2015 | 03/01/2014 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Notice Required | | | | | |
| Land | \$30,300 | \$31,300 | \$31,100 | \$31,900 | \$31,900 |
| Land Res(1) | \$17,500 | \$17,500 | \$17,500 | \$17,500 | \$17,800 |
| Land Non Res(2) | \$12,800 | \$13,800 | \$13,600 | \$14,400 | \$14,100 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$51,700 | \$50,500 | \$50,500 | \$44,900 | \$49,400 |
| Imp Res(1) | \$40,500 | \$39,100 | \$39,100 | \$35,400 | \$42,200 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$7,200 |
| Imp Non Res(3) | \$11,200 | \$11,400 | \$11,400 | \$9,500 | \$00 |
| Total | \$82,000 | \$81,800 | \$81,600 | \$76,800 | \$81,300 |
| Total Res(1) | \$58,000 | \$56,600 | \$56,600 | \$52,900 | \$60,000 |
| Total Non Res(2) | \$12,800 | \$13,800 | \$13,600 | \$14,400 | \$21,300 |
| Total Non Res(3) | \$11,200 | \$11,400 | \$11,400 | \$9,500 | \$00 |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Int% | Res Elig% | Market Factor | Value |
|--------------------------|----------------|---------|-----------|---------|--------|----------|----------|-----------|------|-----------|---------------|----------|
| 9 | | | 0 | 1.0000 | | \$17,500 | \$17,500 | \$17,500 | | | | \$17,500 |
| 4 | AVA | | 0 | 1.1829 | | \$1,842 | \$2,179 | \$2,180 | | | | \$2,180 |
| 4 | CO | | 0 | 0.1000 | | \$1,999 | \$200 | \$200 | | | | \$200 |
| 4 | ROA | | 0 | 1.6993 | | \$1,744 | \$2,964 | \$2,960 | | | | \$2,960 |
| 4 | ROB2 | | 0 | 1.1516 | | \$1,588 | \$1,829 | \$1,830 | | | | \$1,830 |
| 6 | AVA | | 0 | 0.5029 | | \$1,842 | \$926 | \$190 | | | | \$190 |
| 6 | CO | | 0 | 12.1920 | | \$1,999 | \$24,372 | \$4,870 | | | | \$4,870 |
| 6 | ROA | | 0 | 3.8689 | | \$1,744 | \$6,747 | \$1,350 | | | | \$1,350 |
| Land Computations | | | | | | | | | | | | |
| Calculated Acreage | | | | | | | | | | | | 21.70 |
| Actual Frontage | | | | | | | | | | | | |
| Developer Discount | | | | | | | | | | | | |
| Parcel Acreage | | | | | | | | | | | | 21.70 |
| 81 Legal/Drain NV | | | | | | | | | | | | |
| 82 Public Roads NV | | | | | | | | | | | | |
| 83 UT Towers NV | | | | | | | | | | | | |
| 9 Homesite | | | | | | | | | | | | |
| 91/92 Acres | | | | | | | | | | | | |
| Total Acres Farmland | | | | | | | | | | | | |
| Farmland Value | | | | | | | | | | | | |
| Measured Acreage | | | | | | | | | | | | |
| Avg Farmland Value/Acre | | | | | | | | | | | | |
| Value Of Farmland | | | | | | | | | | | | |
| Classified Total | | | | | | | | | | | | |
| Farm / Classified Value | | | | | | | | | | | | |
| Homesite(s) Value | | | | | | | | | | | | |
| 91/92 Values | | | | | | | | | | | | |
| Supp. Page Land Value | | | | | | | | | | | | |
| CAP 1 Value | | | | | | | | | | | | |
| CAP 2 Value | | | | | | | | | | | | |
| CAP 3 Value | | | | | | | | | | | | |
| Total Value | | | | | | | | | | | | |

Data Source

Collector

Appraiser

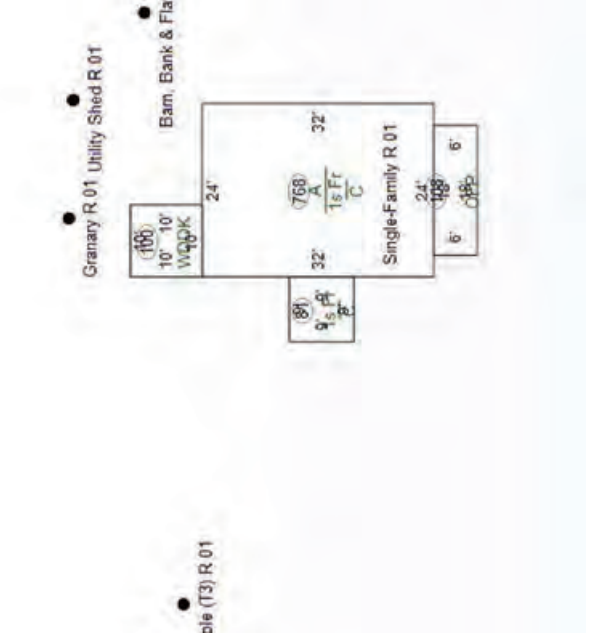
| General Information | | Plumbing | |
|---------------------|--------------------|---------------|-----|
| Occupancy | Single-Family R 01 | # | TF |
| Description | Single-Family R 01 | Full Bath | 1 3 |
| Story Height | 1.00 | Half Bath | 0 0 |
| Style | | Kitchen Sinks | 1 1 |
| Finished Area | 849 sqft | Water Heaters | 1 1 |
| Make | | Add Fixtures | 0 0 |
| Floor Finish | | Total | 3 5 |

| Accommodations | |
|-----------------------|-------------------------------------|
| Earth | <input type="checkbox"/> Tile |
| Slab | <input type="checkbox"/> Carpet |
| Sub & Joint | <input type="checkbox"/> Unfinished |
| Wood | <input type="checkbox"/> Other |
| Parquet | |
| Bedrooms 3 | |
| Living Rooms 1 | |
| Dining Rooms 0 | |
| Family Rooms 0 | |
| Total Rooms 5 | |

| Wall Finish | | Heat Type | |
|-----------------|-------------------------------------|------------------|--|
| Plaster/Drywall | <input type="checkbox"/> Unfinished | Central Warm Air | |
| Paneling | <input type="checkbox"/> Other | | |
| Fiberboard | | | |

| Roofing | |
|--------------|--|
| Built-Up | <input type="checkbox"/> Metal <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile |
| Wood Shingle | <input type="checkbox"/> Other |

| Exterior Features | |
|-------------------|------------|
| Description | Area Value |
| Wood Deck | 100 |
| Porch, Open Frame | 108 |



| Cost Ladder | | | |
|------------------------------------|------------|------|--------------|
| Floor | Constr | Base | Finish Value |
| 1 | Wood Frame | 849 | 849 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 1/4 | | | |
| 1/2 | | | |
| 3/4 | | | |
| Attic | | 768 | 0 |
| Bsmt | | 849 | 0 |
| Crawl | | | |
| Slab | | | |
| Total Base | | | |
| Adjustments 1 Row Type Adj. x 1.00 | | | |

- Unfin Int (1)
- Ex Liv Units (+)
- Rec Room (+)
- Loft (+)
- Firplace (+)
- No Heating (1)
- A/C (+)
- No Elec (-)
- Plumbing (+/-)
- Spec Plumb (+)
- Elevator (+)

| Specialty Plumbing | |
|-----------------------------------|-------------|
| Description | Count Value |
| Sub-Total, One Unit | |
| Sub-Total | |
| External Features (+) | |
| Garages (+) | |
| Quality and Design Factor (Grade) | |
| Location Multiplier | |
| Replacement Cost | |

| Summary Of Improvements | | | | | | | | | | |
|-----------------------------|------------|---------|-------|-----------|---------|------|-----|-----------|------|--------------|
| Description | Year Built | Eff Age | Co nd | Base Rate | Adj LCM | Rate | RCN | Size | PC | Improv Value |
| Single-Family R 01 | D 1900 | 1900 | F | | | | | 2436 sqft | 100% | |
| Barn, Bank & Flat (T2) R 01 | D 1968 | 1968 | F | | | | | 1960 sqft | 100% | |
| Barn, Pole (T3) R 01 | D 1950 | 1950 | VP | | | | | 468 sqft | 100% | |
| Utility Shed R 01 | D 1990 | 1990 | VP | | | | | 225 sqft | 100% | |
| Granary R 01 | D 1990 | 1990 | F | | | | | | | |

General Information

Parcel Number
39-14-06-000-010.001-011
Parent Parcel Number
0070025500
Tax ID:

Ownership

Leatherman Holdings LLC
2459 Woods Edge Dr
Madison, IN 47250

Transfer Of Ownership

Date **Owner** **Doc ID** **Code** **Book/Page** **Sale Price**
10/03/2014 Leatherman Holdings \$00
01/23/2007 Leatherman Gabriele 2007/00801 \$465,000
04/13/2005 GRAY, JEFFREY & JODI 2005/01917 \$205,000
01/01/1900 HUFFINGTON, GEORGE & \$00

Notes

Legal

007-00255-00 IN SW 6-3-9 75.831A
7-13-8 600+
S 1000 W

Routing Number

Property Class 100

Vacant Land

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2016 | 2015 | 2014 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | AA | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 01/02/2016 | 03/01/2015 | 03/01/2014 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |
| Land | \$121,300 | \$127,500 | \$128,500 | \$133,300 | \$133,300 |
| Land Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(2) | \$121,300 | \$127,500 | \$128,500 | \$133,300 | \$133,300 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total | \$121,300 | \$127,500 | \$128,500 | \$133,300 | \$133,300 |
| Total Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(2) | \$121,300 | \$127,500 | \$128,500 | \$133,300 | \$133,300 |
| Total Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Int% | Res Elig% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|------|----------|-----------|------|-----------|---------------|----------|
| 82 | | R0B2 | 1 | 1-3000 | | | \$1,960 | \$2,548 | | | | \$00 |
| 4 | AVA | AVA | 0 | 7.6702 | | | \$1,842 | \$14,129 | | | | \$14,130 |
| 4 | AVB2 | AVB2 | 0 | 7.2065 | | | \$1,666 | \$12,006 | | | | \$12,010 |
| 4 | CO | CO | 0 | 46.3688 | | | \$1,999 | \$92,691 | | | | \$92,690 |
| 4 | ROA | ROA | 0 | 0.8827 | | | \$1,744 | \$1,539 | | | | \$1,540 |
| 4 | ROB2 | ROB2 | 0 | 2.9402 | | | \$1,588 | \$4,669 | | | | \$4,670 |
| 6 | AVA | AVA | 0 | 0.5044 | | | \$1,842 | \$929 | | | | \$190 |
| 6 | AVB2 | AVB2 | 0 | 1.5265 | | | \$1,666 | \$2,543 | | | | \$510 |
| 6 | CO | CO | 0 | 3.2920 | | | \$1,999 | \$6,581 | | | | \$1,320 |
| 6 | ROA | ROA | 0 | 0.0051 | | | \$1,744 | \$09 | | | | \$00 |
| 6 | ROB2 | ROB2 | 0 | 3.8348 | | | \$1,588 | \$6,090 | | | | \$1,220 |
| 72 | H2O | H2O | 0 | 0.3000 | | | \$980 | \$294 | | | | \$180 |

Section/Plat

600 + S 1000 W
LEXINGTON, IN 47138

Location Address

600 + S 1000 W
LEXINGTON, IN 47138

Land Computations

Calculated Acreage 75.83
Actual Frontage
Developer Discount
Parcel Acreage 74.53

Land Computations

Calculated Acreage 75.83
Actual Frontage
Developer Discount
Parcel Acreage 74.53

Zoning

Subdivision

Lot

AAAMH Park

Characteristics

Unpaved

Public Utilities

Water, Electricity

Streets or Roads

Unpaved

Neighborhood Life Cycle Stage

NA

Printed Tuesday, October 31, 2017

Data Source

Collector

Appraiser

Total Value

General Information
Parcel Number 39-14-06-000-010.000-011
Parent Parcel Number 0070025599
Tax ID:

Ownership
 Leatherman Holdings LLC
 2459 Woods Edge Dr
 Madison, IN 47250

Transfer Of Ownership
Date 10/03/2014
Owner Leatherman Holdings
Doc ID Code 2007/00800
Book/Page 2005/01917
Sale Price \$00
 \$465,000
 \$200,000
 \$00

Legal
 007-00255-99 E 1/2 SW 1/4 W 1/2 SE
 1/4 6-3-9 105.215A 7-13-7
 9260 W POLK RD

Routing Number
Property Class 101
 Cash Grain/General Farm

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2016 | 2015 | 2014 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | AA | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 01/02/2016 | 03/01/2015 | 03/01/2014 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Notice Required | | | | | |
| Land | \$77,800 | \$83,200 | \$82,400 | \$87,000 | \$87,000 |
| Land Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(2) | \$77,800 | \$83,200 | \$82,400 | \$87,000 | \$87,000 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$3,900 | \$3,900 | \$3,900 | \$3,300 | \$3,700 |
| Imp Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$500 |
| Imp Non Res(3) | \$3,900 | \$3,900 | \$3,900 | \$3,300 | \$3,200 |
| Total | \$81,700 | \$87,100 | \$86,300 | \$90,300 | \$90,700 |
| Total Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(2) | \$77,800 | \$83,200 | \$82,400 | \$87,000 | \$87,500 |
| Total Non Res(3) | \$3,900 | \$3,900 | \$3,900 | \$3,300 | \$3,200 |

Land Computations

Calculated Acreage 105.21
 Actual Frontage
 Developer Discount
 Parcel Acreage 104.61

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Intfl% | Res Eltg% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|------|----------|-----------|--------|-----------|---------------|----------|
| 82 | | ROB2 | 0 | 0.6000 | | | \$1,960 | \$1,176 | | | | \$00 |
| 4 | | AVB2 | 0 | 2.3917 | | | \$1,666 | \$3,985 | | | | \$3,980 |
| 4 | | CO | 0 | 19.7086 | | | \$1,999 | \$39,397 | | | | \$39,400 |
| 4 | | ROB2 | 0 | 8.0000 | | | \$1,588 | \$12,704 | | | | \$12,700 |
| 6 | | AVA | 0 | 9.9955 | | | \$1,842 | \$18,412 | | | | \$3,680 |
| 6 | | CNC2 | 0 | 6.8011 | | | \$1,411 | \$9,596 | | | | \$1,920 |
| 6 | | CNC2 | 0 | 9.9000 | | | \$1,411 | \$13,969 | | | | \$2,790 |
| 6 | | CO | 0 | 36.3540 | | | \$1,999 | \$72,672 | | | | \$14,530 |
| 6 | | HKD2 | 0 | 3.2000 | | | \$1,333 | \$4,266 | | | | \$850 |
| 6 | | ROB2 | 0 | 8.264 | | | \$1,588 | \$13,123 | | | | \$2,620 |

Land Computations
 Calculated Acreage 105.21
 Actual Frontage
 Developer Discount
 Parcel Acreage 104.61
 81 Legal/Drain NV
 82 Public Roads NV
 83 UT Towers NV
 9 Homesite
 91/92 Acres
 Total Acres Farmland
 Farmland Value
 Measured Acreage
 Avg Farmland Value/Acre
 Value Of Farmland
 Classified Total
 Farm / Classified Value
 Homesite(s) Value
 91/92 Values
 Supp. Page Land Value
 CAP 1 Value
 CAP 2 Value
 CAP 3 Value
 Total Value

Characteristics
Topography Level
Public Utilities
Streets or Roads Unpaved
 Neighborhood Life Cycle Stage
 NA
Printed Tuesday, October 31, 2017
 Data Source Collector Appraiser

General Information
Parcel Number
 39-07-36-000-008.000-006
Parent Parcel Number
 0100132000
Tax ID:

Ownership
 Leatherman Holdings LLC
 2459 Woods Edge Dr
 Madison, IN 47250

Transfer Of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Sale Price**
 10/03/2014 Leatherman Holdings \$00
 12/22/2010 Leatherman Gabriele 2010-04972 2010/04972 \$775,000
 01/03/2003 TNS Land Co LLC 2003/0031 \$400,000
 01/24/1995 JACOBI, F DIAN \$00
 04/30/1990 SHERIFF OF JEFFERSON \$00
 01/01/1900 MOLER, WILLIAM B. & \$00

Legal
 010-01320-00 PT NW 36-4-9 .60A
 10-49-2
 4723 W INTERSTATE BLOCK RD

Routing Number
 1 Family Dwell - Platted Lot

Property Class 510
 1 Family Dwell - Platted Lot

Location Information
County
 Jefferson

Township
 MADISON TOWNSHIP

District 006 (Local)

School Corp
 MADISON CONSOLIDATED

Neighborhood 3906134-006
 Madison Residential Base

Section/Plat

Location Address
 4723 W INTERSTATE BLOCK RD
 MADISON

Zoning

Subdivision

Lot
 AAMH Park

Characteristics
Topography
 Level
Public Utilities
 Water, Electricity
Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 NA

Printed Tuesday, October 31, 2017

Data Source
 Collector

Appraiser

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2015 | 2014 | 2013 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | GEN REVAL | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 03/01/2015 | 03/01/2014 | 03/01/2013 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |

Land Computations

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Res Market Elig% | Factor | Value |
|--------------------|----------------|---------|-----------|--------|--------|------|----------|-----------|------------------|--------|----------|
| 9 | | | 0 | 0.6000 | | | \$28,400 | \$17,040 | | | \$17,040 |
| Land Data | | | | | | | | | | | |
| Land | | | | | | | \$17,000 | \$17,000 | | | \$17,000 |
| Land Res(1) | | | | | | | \$17,000 | \$17,000 | | | \$17,000 |
| Land Non Res(2) | | | | | | | \$00 | \$00 | | | \$00 |
| Land Non Res(3) | | | | | | | \$00 | \$00 | | | \$00 |
| Improvement | | | | | | | \$10,100 | \$9,800 | | | \$4,800 |
| Imp Res(1) | | | | | | | \$6,700 | \$6,500 | | | \$2,500 |
| Imp Non Res(2) | | | | | | | \$00 | \$00 | | | \$00 |
| Imp Non Res(3) | | | | | | | \$3,400 | \$3,300 | | | \$2,300 |
| Total | | | | | | | \$27,100 | \$26,800 | | | \$21,800 |
| Total Res(1) | | | | | | | \$23,700 | \$23,500 | | | \$19,400 |
| Total Non Res(2) | | | | | | | \$00 | \$00 | | | \$00 |
| Total Non Res(3) | | | | | | | \$3,400 | \$3,300 | | | \$2,300 |

Calculated Acreage 0.60

Actual Frontage

Developer Discount

Parcel Acreage 0.60

81 Legal/Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value Of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Values

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

Appraiser

General Information

| | | | |
|----------------------|-------------|----------|-----------|
| Occupancy | MOBILE HOME | # | TF |
| Description | MOBILE HOME | 1 | 3 |
| Story Height | 1.00 | 0 | 0 |
| Style | 1440 sqft | 1 | 1 |
| Finished Area | 1440 sqft | 1 | 1 |
| Make | | 0 | 0 |
| Total | | 3 | 5 |

Floor Finish

| | |
|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joint | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 0 |

Wall Finish

| | |
|--|-------------------------------------|
| <input type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Heat Type

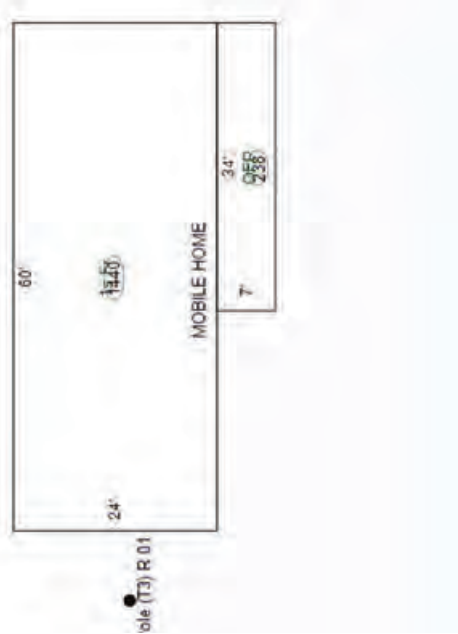
Central Warm Air

Roofing

| | | | | |
|---------------------------------------|--------------------------------|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| | | |
|--------------------|-------------|--------------|
| Description | Area | Value |
| Porch, Open Frame | 238 | |



Cost Ladder

| | | | | |
|---------------------|-------------|---------------|--------------|---------------|
| Floor Constr | Base | Finish | Value | Totals |
| 1 Wood Frame | 1440 | 1440 | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | | | | |
| Total Base | | | | |

Adjustments

| | |
|------------------|------------------------|
| Unfin Int (1) | 1 Row Type Adj. x 1.00 |
| Ex Liv Units (+) | |
| Rec Room (+) | |
| Loft (+) | |
| Firplace (+) | |
| No Heating (1) | |
| A/C (+) | |
| No Elec (-) | |
| Plumbing (+/-) | |
| Spec Plumb (+) | |
| Elevator (+) | |

Sub-Total, One Unit

| | |
|-----------------------------------|--|
| Sub-Total | |
| External Features (+) | |
| Garages (+) | |
| Quality and Design Factor (Grade) | |
| Location Multiplier | |
| Replacement Cost | |

Specialty Plumbing

| | | |
|--------------------|--------------|--------------|
| Description | Count | Value |
|--------------------|--------------|--------------|

Summary Of Improvements

| | | | | | | | | | | | | | | |
|----------------------|-----------------|----------------|--------------|------------------|---------------------|-------------|------------|--------------------|----------------|------------------|-----------|-------------|-------------|---------------------|
| Description | Year Eff | Eff Age | Co nd | Base Rate | Adj LCM Rate | Size | RCN | Norm Remain | Abn Dep | Value Obs | PC | Nbhd | Mrkt | Improv Value |
| MOBILE HOME | D 1974 | 1974 | F | | | 720 sqft | | | | | 100% | | | |
| Barn, Pole (T3) R 01 | D 1976 | 1976 | F | | | | | | | | 100% | | | |

Leatherman Holdings LLC
1500 + N 450 W
101, Cash Grain/General Farm

Leatherman Holdings LLC
2459 Woods Edge Dr
Madison, IN 47250

39-07-36-000-007-000-006
Parcel Number
39-07-36-000-007-000-006
Parent Parcel Number
0100131900
Tax ID:

Legal
010-01319-00 N NW 36-4-9 44.932
AC. SURVEY 10-49-1
4000+ W INTERSTATE BLOCK RD

Routing Number
Property Class 101
Cash Grain/General Farm

Location Information

Transfer Of Ownership
Date Owner Doc ID Code Book/Page Sale Price
10/03/2014 Leatherman Holdings \$00
12/22/2010 Leatherman Gabriele 2010-04972 2010/04972 \$775,000
01/03/2003 TNS Land Co LLC 2003/0031 \$00
01/01/1900 JACOBI, F DIAN \$00

General Information
1500 + N 450 W
101, Cash Grain/General Farm

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2015 | 2014 | 2013 |
|---------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | GEN REVAL | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 03/01/2015 | 03/01/2014 | 03/01/2013 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Notice Required | | | | | |
| Land | \$60,000 | \$63,600 | \$66,500 | \$66,500 | \$57,100 |
| Land Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(2) | \$60,000 | \$63,600 | \$66,500 | \$66,500 | \$57,100 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$25,100 | \$25,100 | \$26,500 | \$30,500 | \$27,900 |
| Imp Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$25,100 | \$25,100 | \$26,500 | \$30,500 | \$27,900 |
| Total | \$85,100 | \$88,700 | \$93,000 | \$97,000 | \$85,000 |
| Total Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(2) | \$60,000 | \$63,600 | \$66,500 | \$66,500 | \$57,100 |
| Total Non Res(3) | \$25,100 | \$25,100 | \$26,500 | \$30,500 | \$27,900 |

Location Information
County Jefferson
Township MADISON TOWNSHIP
District 006 (Local)
School Corp MADISON CONSOLIDATED
Neighborhood 3906134-006
Madison Residential Base
Section/Plat
Location Address
1500 + N 450 W
MADISON , IN 47250

Land Computations
Calculated Acreage 42.70
Actual Frontage
Developer Discount
Parcel Acreage 42.10
81 Legal/Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite
91/92 Acres
Total Acres Farmland
Farmland Value
Measured Acreage
Avg Farmland Value/Acre
Value Of Farmland
Classified Total
Farm / Classified Value
Homesite(s) Value
91/92 Values
Supp. Page Land Value
CAP 1 Value
CAP 2 Value
CAP 3 Value
Total Value

Characteristics
Topography
Level
Public Utilities
Water, Electricity
Streets or Roads
Paved
Neighborhood Life Cycle Stage
NA

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Res Market Elig % | Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|------|----------|-----------|-------------------|--------|----------|
| 82 | | ROB2 | 0 | 0.6000 | | | \$2,050 | \$1,230 | | | \$00 |
| 4 | AVA | | 0 | 12.4500 | | | \$1,927 | \$23,991 | | | \$23,990 |
| 4 | AVB2 | | 0 | 2.8000 | | | \$1,743 | \$4,880 | | | \$4,880 |
| 4 | CNC2 | | 0 | 5.7500 | | | \$1,476 | \$8,487 | | | \$8,490 |
| 4 | CO | | 0 | 3.4500 | | | \$2,091 | \$7,214 | | | \$7,210 |
| 4 | HO | | 0 | 0.8500 | | | \$1,825 | \$1,551 | | | \$1,550 |
| 4 | ROA | | 0 | 6.3000 | | | \$1,825 | \$11,498 | | | \$11,500 |
| 4 | ROB2 | | 0 | 1.3500 | | | \$1,661 | \$2,242 | | | \$2,240 |
| 6 | AVA | | 0 | 0.1500 | | | \$1,927 | \$289 | | | \$60 |
| 6 | AVB2 | | 0 | 0.1000 | | | \$1,743 | \$174 | | | \$30 |
| 6 | CNC2 | | 0 | 3.2000 | | | \$1,476 | \$4,723 | | | \$940 |
| 6 | CO | | 0 | 3.9500 | | | \$2,091 | \$8,259 | | | \$1,650 |
| 6 | HO | | 0 | 1.4000 | | | \$1,825 | \$2,555 | | | \$510 |
| 6 | ROA | | 0 | 0.1500 | | | \$1,825 | \$274 | | | \$50 |
| 6 | ROB2 | | 0 | 0.2000 | | | \$1,661 | \$332 | | | \$70 |

Data Source
Collector
Appraiser
Printed Tuesday, October 31, 2017

Leatherman Holdings LLC
1500 + N 450 W
100, Vacant Land

Ownership
Leatherman Holdings LLC
2459 Woods Edge Dr
Madison, IN 47250

Transfer Of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Sale Price**
10/03/2014 Leatherman Holdings \$00
12/22/2010 Leatherman Gabriele 2010-04972 \$775,000
01/03/2003 TNS Land Co LLC 003/0032 \$00
01/01/1900 JACOBI, LAWRENCE A \$00

Legal
005-00486-00 SW 25-4-9 158.215AC
5-26-8 150+ 450 W

39-07-25-000-011.000-014
Parcel Number
39-07-25-000-011.000-014
Parent Parcel Number
0050048600
Tax ID:

Routing Number
Property Class 100
Vacant Land

Year:
Location Information
County Jefferson
Township SMYRNA TOWNSHIP
District 014 (Local)

General Information
School Corp SOUTHWESTERN JEFFERSON CONSOLIDATED
Neighborhood 3914501-014
Smyrna Residential Base

Section/Plot
Location Address
1500 + N 450 W
Madison, IN 47250

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2015 | 2014 | 2013 |
|---------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | GEN REVAL | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 03/01/2015 | 03/01/2014 | 03/01/2013 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |
| Land | \$168,400 | \$178,300 | \$186,500 | \$186,500 | \$160,100 |
| Land Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(2) | \$168,400 | \$178,300 | \$186,500 | \$186,500 | \$160,100 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total | \$168,400 | \$178,300 | \$186,500 | \$186,500 | \$160,100 |
| Total Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(2) | \$168,400 | \$178,300 | \$186,500 | \$186,500 | \$160,100 |
| Total Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Intfl% | Res Elfg% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|------|----------|-----------|--------|-----------|---------------|----------|
| 82 | | R0B2 | 2 | 2.0500 | | | \$1,850 | \$3,793 | | | | \$00 |
| 4 | | AVA | 0 | 21.5500 | | | \$1,739 | \$37,475 | | | | \$37,480 |
| 4 | | CNC2 | 0 | 12.6500 | | | \$1,332 | \$16,850 | | | | \$16,850 |
| 4 | | CO | 0 | 23.9300 | | | \$1,887 | \$45,156 | | | | \$45,160 |
| 4 | | HKD2 | 0 | 3.3000 | | | \$1,258 | \$4,151 | | | | \$4,150 |
| 4 | | HO | 0 | 5.3000 | | | \$1,647 | \$8,729 | | | | \$8,730 |
| 4 | | ROA | 0 | 6.9000 | | | \$1,647 | \$11,364 | | | | \$11,360 |
| 4 | | ROB2 | 0 | 15.6000 | | | \$1,499 | \$23,384 | | | | \$23,380 |
| 6 | | AVA | 0 | 9.9500 | | | \$1,739 | \$17,303 | | | | \$17,300 |
| 6 | | CNB2 | 0 | 1.9500 | | | \$1,499 | \$2,923 | | | | \$2,920 |
| 6 | | CNC2 | 0 | 14.8500 | | | \$1,332 | \$19,780 | | | | \$19,780 |
| 6 | | CO | 0 | 7.0500 | | | \$1,887 | \$13,303 | | | | \$13,300 |
| 6 | | HKD3 | 0 | 0.2500 | | | \$1,184 | \$296 | | | | \$296 |
| 6 | | HO | 0 | 22.3500 | | | \$1,647 | \$36,810 | | | | \$36,800 |
| 6 | | ROA | 0 | 0.8500 | | | \$1,647 | \$1,400 | | | | \$1,400 |
| 6 | | ROB2 | 0 | 8.9500 | | | \$1,499 | \$13,416 | | | | \$13,416 |
| 72 | | H2O | 0 | 1.2000 | | | \$925 | \$1,110 | | | | \$1,110 |

Land Computations

| | |
|-------------------------|--------|
| Calculated Acreage | 158.68 |
| Actual Frontage | \$00 |
| Developer Discount | \$00 |
| Parcel Acreage | 156.63 |
| 81 Legal/Drain NV | |
| 82 Public Roads NV | |
| 83 UT Towers NV | |
| 9 Homesite | |
| 91/92 Acres | |
| Total Acres Farmland | |
| Farmland Value | |
| Measured Acreage | |
| Avg Farmland Value/Acre | |
| Value Of Farmland | |
| Classified Total | |
| Farm / Classified Value | |
| Homesite(s) Value | |
| 91/92 Values | |
| Supp. Page Land Value | |
| CAP 1 Value | |
| CAP 2 Value | |
| CAP 3 Value | |
| Total Value | |

Data Source

| | |
|-----------|-----------|
| Collector | Appraiser |
|-----------|-----------|

Characteristics
Topography Level
Public Utilities
Streets or Roads Paved
Neighborhood Life Cycle Stage
Printed Tuesday, October 31, 2017

General Information

Parcel Number
39-07-26-000-023.000-014
Parent Parcel Number
0050047900
Tax ID:

Ownership

Leatherman Holdings LLC
Leatherman Holdings LLC
2459 Woods Edge Dr
Madison, IN 47250

Transfer Of Ownership

Date
10/03/2014
12/22/2010
01/03/2003
01/01/1900

Owner
Leatherman Holdings
Leatherman Gabriele
TNS Land Co LLC
JACOBI, LAWRENCE A

Doc ID Code
2010-04972
2010-04972
003/0032

Book/Page
2010/04972
003/0032

Sale Price
\$00
\$775,000
\$00
\$00

Notes

5300 + W INTERSTATE BLOCK ROAD 100, Vacant Land

Legal
005-00479-00 E1/2 SE 26-4-9 80A
5-25-13
530+ INTERSTATE BLOCK RD

Routing Number
Property Class 100
Vacant Land

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2015 | 2014 | 2013 |
|---------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | GEN REVAL | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 03/01/2015 | 03/01/2014 | 03/01/2013 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |
| Land | \$29,000 | \$30,700 | \$32,100 | \$32,100 | \$27,600 |
| Land Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(2) | \$29,000 | \$30,700 | \$32,100 | \$32,100 | \$27,600 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total | \$29,000 | \$30,700 | \$32,100 | \$32,100 | \$27,600 |
| Total Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(2) | \$29,000 | \$30,700 | \$32,100 | \$32,100 | \$27,600 |
| Total Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Intfl% | Res Elig% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|------|----------|-----------|--------|-----------|---------------|----------|
| 82 | | R0B2 | 0 | 0.5000 | | | \$2,050 | \$1,025 | | | | \$00 |
| 6 | | AVA | 0 | 9.4500 | | | \$1,927 | \$18,210 | | | | \$3,640 |
| 6 | | CNB2 | 0 | 1.2000 | | | \$1,661 | \$1,993 | | | | \$400 |
| 6 | | CNC2 | 0 | 2.0500 | | | \$1,476 | \$3,026 | | | | \$610 |
| 6 | | CO | 0 | 59.4000 | | | \$2,091 | \$124,205 | | | | \$24,840 |
| 6 | | HO | 0 | 0.1000 | | | \$1,825 | \$183 | | | | \$40 |
| 6 | | ROA | 0 | 1.4000 | | | \$1,825 | \$2,555 | | | | \$510 |
| 6 | | ROB2 | 0 | 4.0000 | | | \$1,661 | \$6,644 | | | | \$1,330 |

Land Computations

Calculated Acreage 78.10
Actual Frontage
Developer Discount
Parcel Acreage 77.60

81 Legal/Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite
91/92 Acres
Total Acres Farmland
Farmland Value
Measured Acreage
Avg Farmland Value/Acre
Value Of Farmland
Classified Total
Farm / Classified Value
Homesite(s) Value
91/92 Values
Supp. Page Land Value
CAP 1 Value
CAP 2 Value
CAP 3 Value
Total Value

Characteristics

Topography
Public Utilities
Streets or Roads
Neighborhood Life Cycle Stage
NA
Printed Tuesday, October 31, 2017

Collector

Appraiser

Data Source

Appraiser

General Information
Parcel Number
 39-07-34-000-004.001-011
Parent Parcel Number

Ownership
 Leatherman Holdings LLC
 2459 Woods Edge Dr
 Madison, IN 47250

Transfer Of Ownership
Date 10/03/2014
Owner Leatherman Holdings
Doc ID 2008/05007
Code 2008/05007
Book/Page 2008/05007
Sale Price \$00
 \$275,000
 \$00

Notes

Tax ID:

Legal

007-00190-00 pt of NW (40.669ac)
 34-4-9 7-10-1
 916 N THOMPSON RD

Routing Number

Property Class 102
 Livestock Other Than Dairy and Poultry

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2015 | 2014 | 2013 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | GEN REVAL | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 03/01/2015 | 03/01/2014 | 03/01/2013 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |
| Land | \$63,700 | \$66,700 | \$69,300 | \$69,300 | \$61,200 |
| Land Res(1) | \$12,000 | \$12,000 | \$12,000 | \$12,000 | \$12,700 |
| Land Non Res(2) | \$51,700 | \$54,700 | \$57,300 | \$56,600 | \$48,500 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$149,900 | \$149,900 | \$144,600 | \$139,900 | \$139,900 |
| Imp Res(1) | \$90,600 | \$90,600 | \$88,600 | \$81,700 | \$85,100 |
| Imp Non Res(2) | \$42,200 | \$42,200 | \$41,300 | \$41,200 | \$41,300 |
| Imp Non Res(3) | \$17,100 | \$17,100 | \$14,700 | \$16,500 | \$13,500 |
| Total | \$213,600 | \$216,600 | \$213,900 | \$208,700 | \$201,100 |
| Total Res(1) | \$102,600 | \$102,600 | \$100,600 | \$94,400 | \$97,800 |
| Total Non Res(2) | \$93,900 | \$96,900 | \$98,600 | \$97,800 | \$89,800 |
| Total Non Res(3) | \$17,100 | \$17,100 | \$14,700 | \$16,500 | \$13,500 |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Int% | Res Elig% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|----------|----------|-----------|------|-----------|---------------|----------|
| 9 | | | 1 | 1.0000 | | \$12,000 | \$12,000 | \$12,000 | | | | \$12,000 |
| 4 | AVA | | 0 | 13.2715 | | \$1,927 | \$25,574 | \$25,574 | | | | \$25,570 |
| 4 | AVB2 | | 0 | 1.7540 | | \$1,743 | \$3,057 | \$3,057 | | | | \$3,060 |
| 4 | BND2 | | 0 | 0.2345 | | \$1,025 | \$240 | \$240 | | | | \$240 |
| 4 | CNB2 | | 0 | 5.3045 | | \$1,661 | \$8,811 | \$8,811 | | | | \$8,810 |
| 4 | CNC2 | | 0 | 2.7810 | | \$1,476 | \$4,105 | \$4,105 | | | | \$4,100 |
| 4 | CNC3 | | 0 | 0.0990 | | \$1,312 | \$130 | \$130 | | | | \$130 |
| 4 | ROA | | 0 | 0.7492 | | \$1,825 | \$1,367 | \$1,367 | | | | \$1,370 |
| 4 | ROB2 | | 0 | 4.0790 | | \$1,661 | \$6,775 | \$6,775 | | | | \$6,780 |
| 4 | W | | 0 | 0.0748 | | \$1,661 | \$124 | \$124 | | | | \$120 |
| 4 | WT | | 0 | 0.1377 | | \$1,661 | \$229 | \$229 | | | | \$230 |
| 6 | BND2 | | 0 | 0.0480 | | \$1,025 | \$49 | \$49 | | | | \$10 |
| 6 | CNB2 | | 0 | 1.0605 | | \$1,661 | \$1,761 | \$1,761 | | | | \$350 |
| 6 | CNC2 | | 0 | 2.4095 | | \$1,476 | \$3,556 | \$3,556 | | | | \$710 |
| 6 | CNC3 | | 0 | 0.2515 | | \$1,312 | \$330 | \$330 | | | | \$70 |
| 6 | ROB2 | | 0 | 0.0070 | | \$1,661 | \$12 | \$12 | | | | \$00 |
| 6 | WT | | 0 | 3.8159 | | \$1,661 | \$6,338 | \$6,338 | | | | \$1,270 |
| 72 | BND2 | | 0 | 0.0927 | | \$1,025 | \$85 | \$85 | | | | \$50 |
| 72 | CNB2 | | 0 | 0.0459 | | \$1,025 | \$47 | \$47 | | Appraiser | | \$30 |
| 72 | CNC2 | | 0 | 0.0776 | | \$1,025 | \$80 | \$80 | | | | \$50 |
| 72 | ROB2 | | 0 | 0.3285 | | \$1,025 | \$337 | \$337 | | | | \$200 |

Land Computations

Calculated Acreage 37.97
 Actual Frontage
 Developer Discount
 Parcel Acreage 37.97

81 Legal/Drain NV \$12,000
 82 Public Roads NV \$25,570
 83 UT Towers NV \$3,060
 9 Homesite \$240
 91/92 Acres \$8,810
 Total/Acres Farmland \$4,100
 Farmland Value \$130
 Measured Acreage \$1,370
 Avg Farmland Value/Acre \$6,780
 Value Of Farmland \$120
 Classified Total \$230
 Farm/ Classified Value \$10
 Homesite(s) Value \$350
 91/92 Values \$710
 Supp. Page Land Value \$00
 CAP 1 Value \$1,270
 CAP 2 Value \$50
 CAP 3 Value \$30
 Total Value \$50
 \$200

Characteristics

Topography
 Level
Public Utilities
 Water, Electricity
Streets or Roads
 Unpaved
 Neighborhood Life Cycle Stage
 NA
Printed Tuesday, October 31, 2017

Leatherman Holdings LLC
100 + N 600 W
100, Vacant Land

Ownership
Leatherman Holdings LLC
2459 Woods Edge Dr
Madison, IN 47250

Transfer Of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Sale Price**
10/03/2014 Leatherman Holdings \$00
12/22/2010 Leatherman Gabriele 2010-04972 2010/04972 \$775,000
01/06/2005 TNS Land Co LLC \$4,873
01/03/2003 TNS Land Co, LLC, 003/0032 \$00
12/12/2000 JACOBI, LAWRENCE A \$00
01/01/1900 JACOBI, LAWRENCE \$00

Legal
007-00196-01 E SE 34-4-9 63.476AC
7-10-5.1.1

39-07-34-000-007.001-011
General Information
Parcel Number
39-07-34-000-007.001-011
Parent Parcel Number
0070019601
Tax ID:

Routing Number

Property Class 100
Vacant Land

AGRICULTURAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2017 | 2016 | 2015 | 2014 | 2013 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | AA | AA | AA | GEN REVAL | GEN REVAL |
| As Of Date | 06/01/2017 | 01/01/2016 | 03/01/2015 | 03/01/2014 | 03/01/2013 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |
| Land | \$110,400 | \$116,900 | \$122,300 | \$122,300 | \$105,000 |
| Land Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(2) | \$110,400 | \$116,900 | \$122,300 | \$122,300 | \$105,000 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total | \$110,400 | \$116,900 | \$122,300 | \$122,300 | \$105,000 |
| Total Res(1) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(2) | \$110,400 | \$116,900 | \$122,300 | \$122,300 | \$105,000 |
| Total Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |

Land Computations

| | |
|-------------------------|----------|
| Calculated Acreage | 63.50 |
| Actual Frontage | \$00 |
| Developer Discount | \$00 |
| Parcel Acreage | 63.50 |
| 81 Legal/Drain NV | \$36,010 |
| 82 Public Roads NV | \$80,850 |
| 83 UT Towers NV | \$4,150 |
| 9 Homesite | \$870 |
| 91/92 Acres | \$60 |
| Total Acres Framland | \$420 |
| Framland Value | |
| Measured Acreage | |
| Avg Framland Value/Acre | |
| Value Of Framland | |
| Classified Total | |
| Farm / Classified Value | |
| Homesite(s) Value | |
| 91/92 Values | |
| Supp. Page Land Value | |
| CAP 1 Value | |
| CAP 2 Value | |
| CAP 3 Value | |
| Total Value | |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Intfl% | Res Elfg% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|---------|----------|-----------|--------|-----------|---------------|----------|
| 4 | AVA | AVA | 0 | 18.6850 | | \$1,927 | \$1,927 | \$36,006 | | | | \$36,010 |
| 4 | CO | CO | 0 | 38.6680 | | \$2,091 | \$2,091 | \$80,855 | | | | \$80,850 |
| 4 | ROB2 | ROB2 | 0 | 2.5000 | | \$1,661 | \$1,661 | \$4,153 | | | | \$4,150 |
| 6 | AVA | AVA | 0 | 2.2500 | | \$1,927 | \$1,927 | \$4,336 | | | | \$870 |
| 6 | CO | CO | 0 | 0.1500 | | \$2,091 | \$2,091 | \$314 | | | | \$60 |
| 6 | ROB2 | ROB2 | 0 | 1.2500 | | \$1,661 | \$1,661 | \$2,076 | | | | \$420 |

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
NA

Printed Tuesday, October 31, 2017

Collector

Appraiser

Data Source

General Information
Parcel Number
39-07-34-000-007.001-011
Parent Parcel Number
0070019601
Tax ID:

Routing Number

Property Class 100
Vacant Land

Location Information
County
Jefferson
Township
REPUBLICAN TOWNSHIP
District 011 (Local)

School Corp
SOUTHWESTERN JEFFERSON CONSOLIDATED

Neighborhood 3911501-011
Republican Residential Base

Section/Plat
IN 47250

Location Address
100 + N 600 W
MADISON

Zoning

Subdivision

Lot

AAMH Park

An aerial photograph of a rural landscape. The foreground shows a large field of golden-brown crops, likely corn, on the left, and a green field on the right. A paved road runs through the center, leading to a farmstead with several buildings, including a large white barn, and several vehicles. The middle ground is dominated by a dense forest of green trees. In the background, there are more fields and a distant horizon under a clear blue sky with light clouds.

TAX INFORMATION

**Leatherman Holdings LLC
Jefferson County, IN
Estimated 2016 Payable 2017
Per Tract/Year**

Tracts 1 thru 11

| <u>Auction Tract</u> | <u>Tax Parcel Acres</u> | <u>Taxes Payable 2017</u> |
|-----------------------------|--------------------------------|--------------------------------------|
| 1 & part of 3 | 158.21 @ \$22.30/acre | \$ 3,527.48 |
| 2 (Improvements) | 45.53 @ \$20.13/acre | \$ 916.73 |
| 3 (part) | 80.00 @ \$7.59/acre | \$ 607.36 |
| 4 & 5 | 63.47 @ \$36.70/acre | \$ 2,329.46 |
| 6 & 7(Improvements) | 40.66 @ \$106.15/acre | \$ 4,316.18 |
| 8 (Improvements) | 21.69 @ \$74.97/acre | \$ 1,626.04 |
| 9 & 10 | 75.83 @ \$33.77/acre | \$ 2,560.62 |
| 11 | 105.21 @ \$16.35/acre | \$ 1,719.70 |

Total \$17,603.57/yr. paid by owner for 2017 year for 592.6 acres.

Based on 2016 Tax Assessments payable 2017.

*Information provided by Schrader Real Estate and Auction Co. and is not warranted.



TITLE COMMITMENT

| | |
|---|--|
|  First American Title™ | Commitment for Title Insurance |
| | ISSUED BY First American Title Insurance Company |
| Commitment | |

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (“Company”), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company

JCLT, LLC d/b/a Jefferson County Land Title
320 Walnut Street
Madison, IN 47250

Agent ID: 5343687



Dennis J. Gilmore
President




Jeffrey S. Robinson
Secretary

(This Commitment is valid only when Schedules A and B are attached) **This jacket was created electronically and constitutes an original document**

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued may contain an arbitration clause. When the dollar Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.*

| | |
|---|--|
|  First American Title™ | Commitment for Title Insurance |
| | ISSUED BY First American Title Insurance Company |
| Schedule A | |

File No.: 20171008

1. Commitment Date: November 03, 2017 at 8:00 AM

2. Policy (or Policies) to be issued: AMOUNT

a. ALTA Owner's Policy of Title Insurance (6-17-06) \$ TBD

Proposed Insured: To Be Determined

b. ALTA Homeowner's (EAGLE) Policy (Rev. 2-3-10) \$

Proposed Insured:

c. ALTA Loan Policy of Title Insurance (6-17-06) \$

Proposed Insured:

d. ALTA Expanded Coverage (EAGLE) Loan Policy (Rev. 7-26-10) \$

Proposed Insured:

e. ALTA Expanded Coverage (EAGLE 4.0-5.0) Loan Policy (Rev. 7-26-10) \$

Proposed Insured:


3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Leatherman Holdings, LLC

4. The land referred to in this Commitment, situated in the County of Jefferson, State of Indiana, is described in Schedule C.

THIS COMMITMENT OR FORECLOSURE GUARANTEE COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY, THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE, LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED, PERSONS AND ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED'S ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.


Counter Signature

(This Schedule A valid only when Schedule B is attached)

| | |
|---|---|
|  First American Title™ | <h2 style="text-align: center;">Commitment for Title Insurance</h2> |
| <h1 style="text-align: center;">Schedule BI</h1> | ISSUED BY First American Title Insurance Company |

File No.: 20171008


REQUIREMENTS

The following requirements must be satisfied:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- B. Pay us the premiums, fees and charges for the policy.
- C. Documents satisfactory to us creating the interest on the land and/or mortgage to be insured must be signed, delivered and recorded.
- D. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- E. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to 1.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
- F. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
- G. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
- H. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
- I. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
- J. By virtue of I.C.27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as TIEFF (Title Insurance Enforcement find Fee) Charge.
- K. NOTE: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transaction, the closing protection letters are mandatory and must be issued to each party. In commercial transaction, closing protection letters are available upon request, but are not mandatory. First American Title Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
- L. NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of

another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500.

- M. Certified Copy of the articles of organization of Leatherman Holdings, LLC, the written operating agreement and all amendments thereto, current membership roster, and a Certificate of Existence from the Indiana Secretary of State. Unless the deed is executed by all members, we must also be furnished evidence satisfactory to the company that all necessary consents, authorizations, resolutions, notices and actions relating to the execution and delivery of said deed and other closing documents as required under applicable law and the governing documents have been conducted, given or properly waived.
- N. Duly authorized and executed Warranty Deed from Leatherman Holdings, LLC to a Buyer, as yet to be determined.

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|--|--|
|  First American Title™ | <h2>Commitment for Title Insurance</h2> |
| | ISSUED BY First American Title Insurance Company |
| <h1>Schedule BII</h1> | |

File No.: 20171008

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of the satisfaction of the Company.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
4. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession of the land.
5. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
6. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the public record.
7. Taxes or special assessments which are not shown as existing liens by the public record.
8. **PARCEL "A" EXCEPTIONS**
9. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$1,164.73. (See Parcel No. 39-07-34-000-007.001-011 - Township: Republican. *Assessed Value:* Land - 116,900; Improvements - 0; Exemptions - 0.)
10. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$35.87. (See Parcel No. 39-07-34-000-007.002-011 - Township: Republican. *Assessed Value:* Land - 3,600; Improvements - 0; Exemptions - 0.)
11. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$303.68. (See Parcel No. 39-07-26-000-023.000-014 - Township: Republican. *Assessed Value:* Land - 30,700; Improvements - 0; Exemptions - 0.)
12. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$1,763.74. (See Parcel No. 39-07-25-000-011.000-014 - Township: Republican. *Assessed Value:* Land - 178,300; Improvements - 0; Exemptions - 0.)
13. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$214.54. (See Parcel No. 39-07-36-000-008.000-006 - Township: Republican. *Assessed Value:* Land - 170,000; Improvements - 10,100; Exemptions - 0.)
14. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$702.19. (See Parcel No. 39-07-36-000-007.000-006 - Township: Madison. *Assessed Value:* Land - 63,600; Improvements - 25,100; Exemptions - 0.)
15. Taxes for the year 2017, due and payable in May and November, 2018, in an amount yet to be determined.
16. A Mortgage from Leatherman Holdings, LLC to MainSource Bank in the amount of \$617,468.93 dated September 30, 2015 and recorded October 21, 2015 as Instrument #2015-03797 in the Office of the Recorder of Jefferson County, Indiana. (*All of Parcel A and Parcel B*)
17. An Assignment of Rents by and between Leatherman Holdings, LLC, "Grantor", and MainSource Bank, "Lender", in the amount of \$616,468.93 dated September 30, 2015 and recorded October 21, 2015 as Instrument #2015-03798 in the Office of the Recorder of Jefferson County, Indiana. (*All of Parcel A and Parcel B*)

18. Right-of-Way Easement to Indiana Franklin Realty, Inc. dated October 14, 1977 and recorded November 7, 1977 in Easement Record 3, Page 323 in the Office of the Recorder of Jefferson County, Indiana, and assigned to Indiana & Michigan Electric Company by Assignment dated January 4, 1979 and recorded February 6, 1979 in Miscellaneous Record 16, Page 2474 in the office of the Recorder of Jefferson County, Indiana. (Tracts I and II of Parcel A)
19. Right-of-Way Easement to Kent Water Co., Inc. dated October 18, 2001 and recorded April 22, 2002 in #20023110 in the Office of the Recorder of Jefferson County, Indiana. (Tracts I and II of Parcel A)
20. Right-of-Way Easement to Kent Water Co., Inc. dated September 27, 1995 and recorded May 6, 1996 in Easement Record 3, Page 2213 in the Office of the Recorder of Jefferson County, Indiana. (Tract VI of Parcel A)
21. Conservation Easement to Indiana Department of Natural Resources dated January 6, 1993 and recorded January 7, 1993 in Easement Record 3, Page 1617 in the office of the Recorder of Jefferson County, Indiana. (Tract III of Parcel A)
22. Right-of-way of County Road 600 West. (Tracts I and II of Parcel A)
23. Right-of-way of County Road 100 North (Interstate Block Road) (Tracts III, IV, V and VI of Parcel A)
24. Right-of-way of County Road 450 West. (Tract IV of Parcel A)
25. Rights of tenants under unrecorded leases, if any. (All Tracts)
26. Possible assessment for periodic ditch maintenance which may be a lien but is not assessed as of the date of this document. (All Tracts)
27. Rights-of-way for drainage tiles, feeder and laterals, if any. (All Tracts)
28. Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains. (All Tracts)
29. Rights of the Public and others entitled thereto in and to the use of that portion of the property within the bounds of any road or highways. (All Tracts)
30. All rights of others and restrictions on the use of the Land relating to the burial ground or cemetery which is located on or adjacent to the Land, including but not limited to the rights of others for access to and maintenance of said burial ground or cemetery and restrictions on development within one hundred (100) feet of the burial ground or cemetery as set out in Indiana Code 14-21-1-26.5. (Tract VI of Parcel A)
31. **PARCEL B EXCEPTIONS**
 32. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$1,280.31. (See Parcel No. 39-14-06-000-010.001-011 - Township: Republican. *Assessed Value*: Land - 128,500; Improvements - 0; Exemptions - 0.)

33. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$859.85. (See Parcel No. 39-14-06-000-010.000-011 - Township: Republican. Assessed Value: Land - 82,400; Improvements - 0; Exemptions - 0.)
34. Taxes for the second half of 2016, due and payable on November 10th, 2017, in the amount of \$813.02. (See Parcel No. 39-14-06-000-010.003-011 - Township: Republican. Assessed Value: Land - 31,100; Improvements - 50,500; Exemptions - 32,822.)
35. Taxes for the year 2017, due and payable in May and November, 2018, in an amount yet to be determined.
36. A Mortgage from Leatherman Holdings, LLC to MainSource Bank in the amount of \$617,468.93 dated September 30, 2015 and recorded October 21, 2015 as Instrument #2015-03797 in the Office of the Recorder of Jefferson County, Indiana. (*All of Parcel A and Parcel B*)
37. An Assignment of Rents by and between Leatherman Holdings, LLC, "Grantor", and MainSource Bank, "Lender", in the amount of \$616,468.93 dated September 30, 2015 and recorded October 21, 2015 as Instrument #2015-03798 in the Office of the Recorder of Jefferson County, Indiana. (*All of Parcel A and Parcel B*)
38. Right-of-Way of County Road 700 West (Thompson Road) and Interstate Block Road. (Tract I of Parcel B)
39. Right-of-Way Easement to Kent Water Company, Inc. dated September 16, 1977 and recorded October 25, 1977 in Easement Record 3, Page 318 in the Office of the Recorder of Jefferson County, Indiana. (Tract I of Parcel B)
40. Right-of-Way Easement to Kent Water Company, Inc. dated October 24, 1967 and recorded November 28, 1967 in Easement Record 2, Page 115 in the Office of the Recorder of Jefferson County, Indiana. (Tract I of Parcel B)
41. Right-of-Way of County Road 100 South and also County Road 1000 West. (Tract II of Parcel B)
42. Right-of-Way Easement to Kent Water Company, Inc. dated February 17, 1971 and recorded March 18, 1971 in Easement Record 3, Page 44 in the Office of the Recorder of Jefferson County, Indiana. (Tract II of Parcel B)
43. Right-of-Way Easement to Kent Water Company, Inc. dated February 17, 1971 and recorded March 18, 1971 in Easement Record 3, Page 45 in the Office of the Recorder of Jefferson County, Indiana. (Tract II of Parcel B)
44. Right-of-Way Easement to Kent Water Company, Inc. dated October 15, 1963 and recorded April 28, 1982 in Easement Record 3, Page 659 in the Office of the Recorder of Jefferson County, Indiana. (Tract II of Parcel B)
45. Right-of-Way Easement to Kent Water Company, Inc. dated September 22, 2005 and recorded September 8, 2006 in Instrument #2006-04554 in the Office of the Recorder of Jefferson County, Indiana. (Tract II of Parcel B)

46. Easement to Cash-Rider, Inc. December 29, 2004 in Instrument #2004044945 in the Office of the Recorder of Sullivan County, Indiana. (Tract IV & Tract V of Parcel B)
47. Rights of tenants under unrecorded leases, if any. (All Tracts)
48. Possible assessment for periodic ditch maintenance which may be a lien but is not assessed as of the date of this document. (All Tracts)
49. Rights-of-way for drainage tiles, feeder and laterals, if any. (All Tracts)
50. Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains. (All Tracts)
51. Rights of the Public and others entitled thereto in and to the use of that portion of the property within the bounds of any road or highways. (All Tracts)

NOTE: A Judgment Search has been made versus Leatherman Holdings, LLC and NONE FOUND.

NOTE: The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land. (All Tracts)

NOTE: The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property or the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits or deductions.

The Policy to be issued will not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption(s).

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

NOTE: By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD form as a TIEFF (*Title Insurance Enforcement Fund Fee*) charge.

NOTE FOR INFORMATION: Effective July 1, 2009, HEA 1374 concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash, irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1. Personal checks exceeding \$500.00 will **not** be accepted.

NOTE FOR INFORMATION: Every document presented for recording or filing (including UCC filings) must include the following statement: **"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this documents, unless required by law (name)."**

NOTE FOR INFORMATION: You must file a Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.

NOTE FOR INFORMATION: Effective July 1, 2013, Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transactions in which the title insurance company or its authorized agent acts as the settlement agent. In residential transactions, the closing protection letters are mandatory and must be issued to each party. In commercial transactions, closing protection letters are available upon request, but are not mandatory. Stewart Title Guaranty Company's fee for closing protection letters is \$25.00 for seller's letter, \$25.00 for a buyer's or borrower's letter, and \$25.00 for a lender's letter.

NOTE: This title commitment is issued and delivered to you for your sole and exclusive use and benefit. This commitment may not be shared with any persons, firm or entities who or which have not agreed in writing to pay for the use thereof. Further, said commitment may not be shared without the express written consent of the proposed insured(s). Failure to comply with this directive shall immediately void and cancel this commitment and shall subject any violator hereof to an action for damages, including attorney's fees and costs.

NOTE: The Company assumes no liability for the accuracy of the amount of any exemptions affecting the property of the value of the land and improvements as shown herein. The property owner/purchaser is responsible for filing any property exemptions, credits of deductions.

This commitment/policy does not insure against any loss or damage arising out of subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemptions.

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|---|--|
|  First American Title | Commitment for Title Insurance |
| | ISSUED BY First American Title Insurance Company |
| Schedule C | |

File No.: 20171008

LEGAL DESCRIPTION

The Land referred to in this Commitment is described as follows:

PARCEL A:

TRACT I:

(Parcel #39-07-34-000-007.001-011)

100+ N 600 W

Madison, IN 47250

The east half of the southeast quarter of Section 34, Township 4 North, Range 9 East. Containing 80 acres, more or less. EXCEPTING THEREFROM a strip 290.4 feet wide off the south end of the above described tract.

FURTHER EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE, to-wit: Being a part of the Southeast quarter of Section 34, Township 4 North, Range 9 East, Republican Township, Jefferson County, Indiana and being more particularly described as follows: Commencing at the Southeast corner of Section 34; thence with the East line of the section N 00 degrees 23' 24" W, 290.40 feet to a railroad spike set and the TRUE POINT OF BEGINNING; thence S 89 degrees 37' 42" W, 565.03 feet to a 5/8" rebar set; thence N 00 degrees 23' 08" W, 386.64 feet to a 5/8" rebar set; thence N 89 degrees 36' 42" E, 565.00 feet (passing through a 5/8" rebar set at 535.00 feet) to a railroad spike set on the East line of Section 34 and in County Road 600 West; thence with the above mentioned road and section line S 00 degrees 23' 24" E, 386.80 feet to the TRUE POINT OF BEGINNING. Containing 5.016 acres.

FURTHER EXCEPTING THEREFROM: Being a part of the East half of the Southeast Quarter of Section 34, Township 4 North, Range 9 East, Republican Township, Jefferson County, Indiana, and being more particularly described as follows: Commencing at the Southeast corner of Section 34 in the intersection of State Road #256 and County Road 600 West; thence with the East line of said Section 34 and with County Road 600 West, North 00 degrees 23' 24" West, 677.20 feet to a Railroad Spike (set this survey) and the POINT OF BEGINNING; thence leaving the East line of the section and the road, South 89 degrees 36' 42" West, 275.00 feet to a 5/8" rebar (set this survey); thence North 00 degrees 23' 24" West, 214.00 feet to a 5/8" rebar (set this survey); thence North 89 degrees 36' 42" East, 275.00 feet to a Railroad Spike (set this survey) in the East line of said Section 34 and in County Road 600 West passing through a 5/8" rebar (set this survey) at 235.00 feet; thence with the road and the East line of the section, South 00 degrees 23' 24" East, 214.00 feet to the POINT OF BEGINNING. Containing 1.351 acres, more or less.

FURTHER EXCEPTING THEREFROM: Being a part of the East half of the Southeast Quarter of Section 34,

Township 4 North, Range 9 East, Republican Township, Jefferson County, Indiana and being more particularly described as follows: Commencing at the Southeast corner of said Section 34 in the intersection of State Road #256 and County Road 600 West; thence with the East line of said Section 34 and with County road 600 West, North 00 degrees 23' 24" West, 290.40 feet to a mag nail found; thence leaving the East line of the section and the road, South 89 degrees 37' 42" West, 390.00 feet to a 5/8" rebar set and the POINT OF BEGINNING; thence South 89 degrees 37' 42" West, 320.95 feet to a 5/8" rebar set; thence North 00 degrees 23' 24" West, 300.60 feet to a 5/8" rebar set; thence North 89 degrees 36' 42" East, 320.95 feet to a 5/8" rebar set; thence South 00 degrees 23' 24" East, 300.69 feet to the POINT OF BEGINNING. Containing 2.215 acres, more or less.

TRACT I CONTAINS 63.476 ACRES, MORE OR LESS AFTER SAID EXCEPTIONS.

TRACT II:

(Parcel #39-07-34-000-007.002-011)

100+ N 600 W

Madison, IN 47250

Being a part of the East half of the Southeast Quarter of Section 34, Township 4 North, Range 9 East, Republican Township, Jefferson County, Indiana and being more particularly described as follows: Commencing at the Southeast Corner of Section 34 in the intersection of State Road #256 and County Road 600 West; thence with the East line of said Section 34 and with County Road 600 West, North 00 degrees 23' 24" West, 677.20 feet to a Railroad Spike (set this survey); thence leaving the East line of the Section and the road, South 89 degrees 36' 42" West, 275.00 feet to a 5/8" rebar (set this survey) and the POINT OF BEGINNING; thence continuing south 89 degrees 36' 42" West, 290.00 feet to a 5/8" rebar found; thence South 00 degrees 23' 08" East, 386.64 feet to a 5/8" rebar found; thence North 89 degrees 37' 42" East, 175.03 feet to a 5/8" rebar (set this survey); thence North 00 degrees 23' 24" West, 300.69 feet to a 5/8" rebar (set this survey); thence North 89 degrees 36' 42" East, 115.00 feet to a 5/8" rebar (set this survey); thence North 00 degrees 23' 24" West 86.00 feet to the POINT OF BEGINNING. Containing 1.781 acres, more or less.

TRACT III:

(Parcel #39-07-26-000-023.000-014)

5300+ West Interstate Block Road

Madison, IN 47250

The east one-half (1/2) of the southeast quarter (1/4) of Section Twenty-Six (26) in Township Four (4) North, Range Nine (9) East, containing eighty (80) acres.

TRACT IV:

(Parcel #39-07-25-000-011.000-014)

1500+ N 450 W

Madison, IN 47250

The southwest quarter (1/4) of Section Twenty-five (25) in Township Four (4) North, Range Nine (9) East, 160 acres.

EXCEPTING THEREFROM being a part of the Southwest Quarter of Section 25, Township 4 North, Range 9 East, Smyrna Township, Jefferson County, Indiana, described as follows: Beginning at a railroad spike found in place (3/4" iron pin reset) at the Southeast Corner of the Southwest Quarter of Section 25, Township 4 North, Range 9 East; thence South 89 degrees 45 minutes 00 seconds West, (grid bearing relative to Indiana State Plane Coordinate System, East Zone), 323.78 feet with the south line of said quarter Section to a railroad spike

in County Road 100 North; thence North 40 degrees 09 minutes 21 seconds East 493.07 feet to a railroad spike on the east line of said Southwest Quarter and in County Road 450 West; thence South 00 degrees 53 minutes 14 seconds East 375.48 feet with the Quarter Section line to the point of beginning. Containing 1.3954 acres of land.

FURTHER EXCEPTING THEREFROM: Being a part of the Southwest Quarter of Section 25, Township 4 North, Range 9 East, Smyrna Township, Jefferson County, Indiana, and being more particularly described as follows: Commencing at a $\frac{3}{4}$ " rebar found near the intersection of Interstate Block Road and Grange Hall Road marking the South $\frac{1}{4}$ corner of Section 25; thence with the south line of Section 25 and Interstate Block Road, South 89 degrees 45' 00" West, 323.78 feet to a Railroad Spike set; thence leaving the road and the section line, North 40 degrees 09' 21" East, 29.07 feet to a $\frac{5}{8}$ " rebar set and the POINT OF BEGINNING; thence North 40 degrees 09' 21" East, 464.00 feet to a mag Nail set in Grange Hall Road; thence with said road, North 00 degrees 42' 30" West, 239.52 feet to a Mag Nail set; thence leaving Grange Hall Road, South 89 degrees 13' 31" West, 40.00 feet; thence South 00 degrees 46' 29" East, 102.00 feet to a $\frac{5}{8}$ " Rebar set; thence with a curve to the right, having a radius of 460.00 feet, an arc distance of 329.44 feet, a chord bearing of south 19 degrees 44' 32" West and a chord distance of 322.45 feet to a $\frac{5}{8}$ " rebar set; thence South 40 degrees 15' 33" West, 146.65 feet to a $\frac{5}{8}$ " rebar set; thence with a curve to the left, having a radius of 540.00 feet, an arc distance of 93.47 feet, a chord bearing of South 35 degrees 18' 01" West and a chord distance of 93.36 feet to the POINT OF BEGINNING. Containing 0.385 acre, more or less.

TRACT IV CONTAINS 158.215 ACRES MORE OR LESS AFTER SAID EXCEPTIONS

TRACT V:

(Parcel #39-07-36-000-008.000-006)

4723 West Interstate Block Road

Madison, IN 47250

A part of the north half of the northwest quarter of Section 36, Township 4 North, Range 9 East, described as follows: Beginning at a point on the north line of said Section 36 (being in the center of a County Road) 1,308.00 feet east of the north corner of the northwest quarter of said Section 36; thence south 200 feet; thence east 178 feet; thence north 200 feet to the Section line; thence west on the Section line 178 feet to the place of beginning, containing 60/100 of an acre, more or less.

TRACT VI:

(Parcel #39-07-36-000-007.000-006)

4000 West Interstate Block Road

Madison, IN 42750

A part of the north half of the northwest quarter of Section 36, in Township 4 North, Range 9 East, more particularly described as follows: Beginning at the northwest corner of the northwest quarter of said section 36; thence south and with the west line of said quarter section 70.72 rods; thence east and parallel with the north line of said quarter section 79.70 rods; thence north and parallel with the west line of said quarter section 17.04 rods; thence east and parallel with the north line of said section 32.06 rods; thence north and parallel with the west line of said quarter section 53.68 rods; thence west with the north line of said quarter section 111.76 rods to the place of beginning. EXCEPTING THEREFROM one-fourth acre in a square form now occupied as a graveyard and said tract containing in all approximately 44.24 acres. ALSO EXCEPTING 60/100 of an acre sold to J.B. Mefford.

TRACT VI CONTAINS 44.932 ACRES MORE OR LESS AFTER SAID EXCEPTIONS.

PARCEL B:

TRACT I:

(Parcel #39-07-34-000-004.001-011)

Being a part of the Northwest Quarter of Section 34, Township 4 North, Range 9 East, Republican Township, Jefferson County, Indiana and being more particularly described as follows: Beginning at a mag nail set in the intersection of Thompson Road and Interstate Block Road marking the northwest corner of said Section 34; thence with the north line of Section 34, North 89 degrees 49' 15" East, 1329.89 feet to a mag nail set; thence leaving the section line, south 00 degrees 32' 36" East, 1331.83 feet to a 5/8" rebar set on the north side of a corner post found; thence south 89 degrees 42' 44" West, 1327.96 feet to a mag nail set in the section line dividing Section 33 and 34, passing through a 5/8" rebar set at 1287.96 feet; thence with said section line, North 00 degrees 37' 33" West, 1334.36 feet to the point of beginning, containing 40.669 acres, more or less.

TRACT II:

Parcel 1 – (Parcel #39-14-06-000-010.000-011)

Being a part of the Southwest and Southeast Quarters of Section 6, Township 3 North, Range 9 East, Republican Township, Jefferson County, Indiana and being more particularly described as follows: Beginning at a stone found marking the center corner of said Section 6; thence with the quarter section line, North 89 degrees 16' 22" East, 1320.41 feet to a corner post found; thence South 00 degrees 45' 16" East, 1141.50 feet to a 5/8 inch rebar found; thence South 89 degrees 59' 10" West, 600.00 feet to a 5/8" rebar found; thence South 00 degrees 45' 16" East, 1520.00 feet to a mag nail found in the south line of Section 6 and in County Road 100 South, passing through a 5/8" rebar found at 1480.00 feet; thence with the south line of Section 6 and said road, South 89 degrees 59' 10" West, 281.94 feet to a railroad spike found; thence leaving County Road 100 South, North 00 degrees 03' 35" East, 247.83 feet to a 5/8" rebar found; thence North 85 degrees 16' 25" West, 445.00 feet to a 5/8" rebar found; thence North 86 degrees 06' 25" West, 161 feet to a 5/8" rebar found; thence North 47 degrees 54' 10" West, 213.24 feet to a 5/8" rebar found; thence North 80 degrees 24' 25" West, 304 feet to a 5/8" rebar found; thence North 49 degrees 56' 25" West 493.00 feet to a 5/8" rebar found; thence north 00 degrees 03' 35" East, 1837.88 feet to a 5/8" rebar found in the quarter section line; thence with the quarter section line, North 89 degrees 58' 11" East, 962.99 feet to the Point of Beginning. Containing 105.215 acres, more or less.

Parcel 2 – (Parcel #39-14-06-000-010.001-011)

Being a part of the southwest quarter of Section 6, Township 3 North, Range 9 East, Republican Township, Jefferson County, Indiana and being more particularly described as follows: Beginning at a railroad spike found in the intersection of County Road 100 South and County Road 1000 West, marking the southwest corner of Section 6; thence with the south section line and county road 100 South, South 89 degrees 56' 25" East, 1594.01 feet to a mag nail found; thence leaving the road and the section line, North 00 degrees 03' 35" East, 2043.28 feet to a 5/8" rebar found; thence south 89 degrees 58' 28" West, 1641.13 feet to a mag nail found in the west line of Section 6 and in County Road 1000 West, 1641.13 feet to a mag nail found in the west line of Section 6 and in County Road 1000 West, passing through a 5/8" rebar found at 1601.13 feet; thence with the west line of Section 6 and said road, South 01 degrees 15' 46" East 2041.38 feet to the Point of Beginning. Containing 75.831 acres, more or less.

Parcel 3 – (Parcel #39-14-06-000-010.003-011)

Being a part of the Southwest Quarter of Section 6, Township 3 North, Range 9 East, Republican Township, Jefferson County, Indiana, and being more particularly described as follows: Commencing at a mag nail found in County Road 100 West marking the West Quarter corner of said Section 6; thence with the Quarter-Section line, North 39 degrees 58 minutes 11 seconds East, 311.14 feet to a 5/8" rebar set and the TRUE POINT OF BEGINNING; thence continuing North 89 degrees 58 minutes 11 seconds East, 1343.83 feet to a 5/8" rebar set

and (said rebar being referenced by a stone found marking the center corner of the Section bearing North 89 degrees and 58 minutes 11 seconds East 962.99 feet); thence leaving the Quarter Section line, South 00 degrees 03 minutes 35 seconds West, 600 feet to a 5/8" rebar set; thence South 89 degrees 58 minutes 28 seconds West 1641.13 feet to a mag nail set in the West line of Section 6 and in County Road 1000, passing through a 5/8" rebar set at 1601.13 feet; thence with the West line of Section 6 and said Road, North 01 degrees 15 minutes 46 seconds West, 460.00 feet to mag nail set, passing through a railroad spike found at 226.45 feet; thence leaving the West line of the Section and County Road 1000 West, North 89 degrees 58 minutes 11 seconds East 311.14 feet to a 5/8" rebar set, passing through a 5/8" rebar set at 40.00 feet; thence North 01 degrees 15 minutes 46 seconds West, 140.00 feet to the POINT OF BEGINNING. **Containing 21.698 acres**, more or less.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



PHOTOS



FARM D - Tracts 8 - 11



FARM D - Tracts 8 - 11



FARM B - Tracts 4 & 5



FARM D - Tract 8



FARM D - Tracts 8 - 11



FARM D - Tracts 8 - 11



FARM C - Tracts 6 & 7



FARM C - Tracts 6 & 7



FARM B - Tracts 4 & 5



FARM B - Tracts 4 & 5



Tract 7





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