

COMMITMENT

SCHEDULE A

<u>COMMITMENT No.</u>	<u>EFFECTIVE DATE:</u>	<u>Policy or Policies to be issued:</u>	
		<u>ALTA Owner's Policy</u> <u>(6-17-06)</u>	<u>ALTA Loan Policy</u> <u>(6-17-06)</u>
08-08-58-LOST RIVER FIELDS TRACT: A: 03	AUGUST 22, 2008 at 8 o'clock A.M.	\$T.B.D.	

Proposed Insured -- LOAN:

Proposed Insured -- OWNER'S:

T.B.D.

The estate or interest in the land described or referred to in the Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

KIMBALL INTERNATIONAL, INC.

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

A part of the Southwest Quarter of Section 21, Township 3 North, Range 1 West, bounded as follows Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 21, thence East 144 rods, thence North 36 ½ rods, more or less, to a private road, thence West 2 rods, thence North 16 rods, thence in a Northwesterly direction 26 rods, more or less, to said private road, thence South along said road 6 rods, thence West line of said Section 21, thence South 52 ½ rods to the place of beginning, containing 47 ½ acres, more or less.

Also, part of the Northwest Quarter and a part of the Southwest Quarter of Section 21, Township 3 North, Range 1 West, bounded as follows, to-wit: Beginning at a point 52 ½ rods North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 21, thence North 52 ½ rods, thence East 144 rods, thence South 52 ½ rods, thence West 144 rods to the place of beginning.

Also, a strip of ground one rod wide beginning 20 rods North of the Southeast corner of the above described land and running thence East through the land of Keith Levy about 20 rods and thence South to the county highway.

Also, a part of the Northwest Quarter of Section Twenty-one (21), Township Three (3) North, Range One (1) West, bounded as follows, to-wit: Beginning at the East line of said quarter section at a point which is twenty-five (25) rods North of the Southeast corner of said quarter section, running thence North along the half section line a distance of ninety-five (95) rods, thence West to the West line of said section, thence South along the section line a distance of ninety-five (95) rods, thence East to the place of beginning, containing ninety-five (95) acres, more or less.

Also, The Southwest Quarter of the Southwest Quarter of Section Twenty-one (21), Township Three (3) North, Range One (1) West, and the Northwest Quarter of the Northwest Quarter of Section Twenty-eight (28), Township three (3) North, Range One (1) West, containing in all eighty (80) acres, more or less.

EXCEPTING THEREFROM; One acre on the East side thereof lying South of the Mt. Horeb Road more particularly described as follows, to-wit: A part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 1 West of the Second Principal Meridian Orangeville Township, Orange County, Indiana, described as follows, to-wit: Beginning at a point which is at the centerline of the Mount Horeb-Orleans Road and is 550 feet South along the quarter quarter line from the Northeast corner of said quarter quarter, thence South 272 feet along said line, thence South 78 degrees 24 minutes West 185 feet, thence North 4 degrees zero minutes East 200 feet to said road, thence North 56 degrees 45 minutes East 200 feet along said road to the point of beginning. Containing 0.931 acre. Leaving herein, 79.069 acres, more or less.

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EXCEPTING THEREFROM; That part of the above described property which lies South of Mr. Horeb and Orleans Road containing in the part to be conveyed eleven and one-half (11.5) acres, more or less, exclusive of above exception and subject to legal highway right of way, which was heretofore sold on contract to James D. Merideth and Dianne Merideth, husband and wife, of Orange County, Indiana.

A part of Section Twenty-one (21), Township Three (3) North, Range One (1) West, bounded and described as follows: Beginning at a point sixteen (16) rods West of the center of said section and running thence North Twenty-four and one-half (24 ½) rods, thence East Thirty-one and one-half (31 ½) rods thence South One Hundred four and one-half (104 ½) rods, thence West Thirty-one and one-half (31 ½) rods, thence North Eighty (80) rods to the place of beginning, EXCEPT, therefrom that part which lies South of the Compton Road used as a right of way and means of ingress and egress, containing fifteen (15) acres, more or less.

Containing in all 273.17 acres, more or less.

ALSO EXCEPTING THEREFROM; Part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 1 West, Second Principal Meridian, Orangeville Civil Township, Orange County, Indiana as depicted on a plat of survey completed by Bell Surveying & Mapping. (Job #BSM97052) as fund recorded in Survey Plat Book 2, pages 751-754 of the Orange County Recorder's Office and more fully described as follows: Commencing at a 5/8 inch capped rebar set by Ray C. Hatfield marking the Northwest corner of said section; thence, concurrent with the north line of said section, North 87 degrees 36 minutes 46 seconds East, 577.16 feet to a point; thence leaving said north line and parallel with the west line of said section, South 00 degrees 33 minutes 37 seconds East, 536.66 feet to a 5/8 inch rebar with a yellow plastic cap engraved GW BELL 29400007 (hereafter referred to as a capped rebar) also marking the POINT OF BEGINNING, thence North 55 degrees 20 minutes 20 seconds East, 117.00 feet to a capped rebar; thence South 25 degrees 39 minutes 01 seconds East, 380.00 feet to a capped rebar in the north right of way of County Road 775 North; thence, concurrent with north right of way line and parallel with northern line of tract, South 55 degrees 20 minutes 20 seconds West, 117.00 feet to a capped rebar; thence, leaving said right of way line and parallel with eastern line of the tract, North 25 degrees 39 minutes 01 seconds West, 380.00 feet back to the POINT OF BEGINNING. Containing 1.01 acres, more or less.

--- End of Schedule A ---

Schedule B Continued:

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5. Possible utility easement mentioned in an application for forestry in Forestry Record d, page 347.
6. Rights of the Public, State of Indiana, County and Municipality in and to that part of the premises taken or used for road purposes.
7. Rights of way for drainage tiles, ditches, legal drains, feeders and laterals, if any.

NOTE: The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.

--- End of Schedule B ---