

# 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> (6-17-06)	<u>ALTA Loan Policy</u> (6-17-06)
08-08-64-LEHIGH TRACT: A: 15-22	AUGUST 12, 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:**

All that land situate in Township 3 North, Range 3 West, Martin County, State of Indiana, as described more fully, to wit:

BEGINNING at a point marking the common corner of Sections 1, 12, 11, and 2; thence along the South line of Section 2 and line of land now or late of Harley Devore and Alfred Earl, South 88 degrees, 07 minutes West a distance of 1340.38 feet to a corner marked by a RR rail; thence, along the West line of the East half of the Southeast quarter of Section 2 and line of land now or late of Frank Melvin, North 2 degrees, 49 minutes West a distance of 2646.83 feet to a corner marked by a rail; thence, along the North line of the East half of the Southeast quarter of Section 2 and land now or late of Charles Mundy, North 88 degrees, 05 minutes 30 seconds East a distance of 1337.30 feet to a corner marked by a stone; thence, along the West line of Section 1 and line of land of the aforesaid Mundy, North 2 degrees 53 minutes West a distance of 1288.71 feet to a corner, witnessed by a rail 15.46 feet South; thence, along the North line of the Southwest quarter of the Northwest quarter of Section 1 and line of land now or late of Walton Albright, North 88 degrees 07 minutes 20 seconds East a distance of 1319.93 feet to a corner marked by a stone; thence, along the West line of the Northeast quarter of the Northwest quarter of Section 1 and line of land of the aforesaid Albright, North 2 degrees 54 minutes West a distance of 1320.74 feet to a corner, witnessed by a rail 5.09 feet South; thence, along the North line of Section 1 and line of land now or late of U.S.A., Pagget, and Sheeks, North 88 degrees 07 minutes 20 seconds East a distance of 2143.09 feet to a corner, witnessed by a rail 3.16 feet North; thence, along line of land now or late of Roy Sheeks, South 2 degrees 54 minutes East a distance of 1320.74 feet to a corner witnessed by a rail 2.21 feet South and 4.67 feet East; thence, along line of land of the same and along the North line of the Southwest quarter of the Northeast quarter of Section 1, North 88 degrees 07 minutes 20 seconds East a distance of 485.60 feet to a corner marked by a stone; thence, along the East line of the Southwest quarter of the Northeast quarter of Section 1 and line of land now or late of Paul Thomas, South 2 degrees 54 minutes East a distance of 1155.26 feet to a corner marked by an iron pin; thence, along line of land of the A.T. & T. Co. the following three courses and distances: (1) South 88 degrees 27 minutes West a distance of 150.00 feet to a corner marked by an iron pin; (2) South 2 degrees 54 minutes East a distance of 166.50 feet to a corner marked by RR spike; and (3) North 88 degrees 27 minutes East a distance of 150.00 feet to a corner marked by a RR spike; thence, along the East line of the Northwest quarter of the Southeast quarter of Section 1 and along line of land now or late of Edmandson and Gerkin, South 2 degrees 54 minutes East a distance of 1321.75 feet to a corner marked by a stone; thence, along line of land now or late of John Sutton, the following two courses and distances: (1) South 88 degrees 08 minutes West a distance of 461.85 feet to a corner marked by a stone; and (2) South 2 degrees 54 minutes East a distance of 1199.62 feet to a point on the Northerly right-of-way line of the Baltimore & Ohio RR Co.; thence, along the Northerly right-of-way line of the B. & O. RR Co. the following four courses and distances: (1) South 49 degrees 24 minutes West a distance of 50.00 feet to a point; (2) North 40 degrees 36 minutes West a distance of 113.00 feet to a point; (3) South 2 degrees 54 minutes East a distance of 65.00 feet to a point; and

## Schedule A Continued:

**Commitment No.:** 08-08-64-LEHIGH

**TRACT: A:** 15-22

(4) along a curve to the right having a radius of 2841.26 feet, a central angle of 3 degrees 36 minutes 20 seconds, and a chord bearing of South 49 degrees 22 minutes 36 seconds West, an arc distance of 178.80 feet to a point; thence, along the South line of Section 1, South 88 degrees, 08 minutes West a distance of 1917.92 feet to a corner marked by a rail; thence, along the East line of the Northwest quarter of the Northwest quarter of Section 12, South 1 degrees 41 minutes 30 seconds East a distance of 742.47 feet to a corner marked by a rail; thence, along the northerly right-of-way line of the B. & O. RR Co. in a curve to the left having a radius of 2035.08 feet, a central angle of 27 degrees 50 minutes, and a chord bearing of South 51 degrees 28 minutes 18 seconds West, an arc distance of 988.61 feet to a corner marked by a rail; thence, along the South line of the Northwest quarter of the Northwest quarter of Section 12, South 88 degrees 50 minutes West a distance of 536.58 feet to a corner marked by a rail; thence, along the West line of Section 12, North 1 degrees 41 minutes .30 seconds West a distance of 1320.40 feet to a point, witnessed by a rail 10.00 feet South, the place of beginning, containing 525 acres, more or less.

EXCEPTING therefrom: A part of the Southwest Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 3 West, Martin County, Indiana, and being all that part of the grantor's land lying within the right-of-way lines as depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northeast corner of said quarter-quarter section; thence North 89 degrees 03 minutes 15 seconds West 461.85 feet along the North line of said quarter-quarter section to the Northeast corner of a 21.30-acre tract of land described in Miscellaneous Record 18, page 324 in the Office of the Recorder of said county; thence South 0 degrees 16 minutes 22 seconds East 522.65 feet along the East line of said 21.30-acre tract of land, also being the East line of the grantor's land, to the Eastern boundary of U.S.R. 50 and the POINT OF BEGINNING of this description: thence continuing South 0 degrees 16 minutes 22 seconds East 19.47 feet along said East line; thence South 36 degrees 01 minute 30 seconds West 22.88 feet to point "2000" designated on said plat and the Eastern boundary of said U.S.R. 50; thence North 19 degrees 23 minutes 28 seconds East 40.26 feet along the boundary of said U.S.R. 50 to the point of beginning and containing 0.003 acres, more or less.

ALSO EXCEPTING: A part of the Southwest Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 3 West, Martin County, Indiana, and being all that part of the grantor's land lying within the right-of-way lines as depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northeast corner of said quarter-quarter section; thence North 89 degrees 03 minutes 15 seconds West 461.85 feet along the North line of said quarter-quarter section to the Northeast corner of a 21.30-acre tract of land described in Miscellaneous Record 18, page 324 in the Office of the Recorder of said county; thence South 0 degrees 16 minutes 22 seconds East 276.07 feet along the East line of said 21.30-acre tract of land, also being the East line of the grantor's land, to the western boundary of U.S.R. 50 and the POINT OF BEGINNING of this description: thence along the boundary of said U.S.R. 50 Southwesterly 212.09 feet along an arc to the left having a radius of 1,318.24 feet and subtended by a long chord having a bearing of South 24 degrees 00 minutes 01 seconds West and a length of 211.86 feet; thence South 19 degrees 23 minutes 28 seconds West 1.04 feet along the boundary of said U.S.R. 50 to point "2012" designated on said plat; thence North 70 degrees 36 minutes 32 seconds West 10.00 feet to point "2013" designated on said plat; thence North 20 degrees 53 minutes 13 seconds East 156.47 feet to point "2014" designated on said plat; thence North 31 degrees 34 minutes 48 seconds East 76.52 feet to the East line of said 21.30-acre tract of land and the East line of the grantor's land; thence South 0 degrees 16 minutes 22 seconds East 20.16 feet along said East line to the point of beginning and containing 0.058 acres, more or less.

ALSO EXCEPTING: A part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 3 West, Martin County, Indiana, and being all that part of the grantor's land lying within the right-of-way lines as depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning on the South line of said quarter-quarter section North 89 degrees 03 minutes 15 seconds West 262.67 feet from the southeast corner of said quarter-quarter section, which point of beginning is where said South line meets the Northwestern boundary of U.S.R. 50; thence continuing North 89 degrees 03 minutes 15 seconds West 22.62 feet along said South line; thence North 53 degrees 20 minutes 58 seconds East 117.91 feet to point "2119" designated on said plat and the Northwestern boundary of said U.S.R. 50; thence along the boundary of said U.S.R. 50 Southwesterly 100.96 feet along an arc to the left having a radius of 1,318.24 feet and subtended by a long chord having a bearing of South 45 degrees 29 minutes 22 seconds West and a length of 100.93 feet to the point of beginning and containing 0.017 acres, more or less.

## Schedule A Continued:

**Commitment No.:** 08-08-64-LEHIGH

**TRACT: A:** 15-22

ALSO EXCEPTING: A part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 3 West, Martin County, Indiana, and being all that part of the grantor's land lying within the right-of-way lines as depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B" described as follows: Beginning on the South line of said quarter-quarter section North 89 degrees 03 minutes 15 seconds West 151.35 feet from the Southeast corner of said quarter-quarter section, which point of beginning is where said South line meets the Southeastern boundary of USR 50; thence along the boundary of said USR 50 Northeasterly 193.66 feet along an arc to the right having a radius of 1,238.24 feet and subtended by a long chord having a bearing of North 51 degrees 14 minutes 53 seconds East and a length of 193.46 feet to the East line of said quarter-quarter section; thence South 0 degrees 12 minutes 39 seconds East 24.39 feet along said East line; thence South 56 degrees 11 minutes 50 seconds West 90.73 feet to point "2007" designated on said plat; thence South 43 degrees 50 minutes 18 seconds West 64.80 feet to the South line of said quarter-quarter section; thence North 89 degrees 03 minutes 15 seconds West 30.69 feet along said South line to the point of beginning and containing 0.074 acres, more or less.

--- End of Schedule A ---



**Schedule B Continued:**

**Commitment No.:** 08-08-64-LEHIGH  
**TRACT: A:** 15-22

May installment: \$2.50 PAID

November installment: \$2.50 PAID

Parcel # 003-01330-11 (Map # 51-06-01-200-009.000-003) (40 A)

May installment: \$2.50 PAID

November installment: \$2.50 PAID

Parcel # 003-02330-15 (Map # 51-06-02-400-015.000-003) (81.35 A)

May installment: \$2.50 PAID

November installment: \$2.50 PAID

Parcel # 003-12330-02 (Map # 51-06-12-200-001.000-003) (33.40 A)

May installment: \$3.92 PAID

November installment: \$3.92 PAID

2. Taxes for 2008 due and payable in 2009, a lien, but not yet due and payable and taxes for all subsequent years which are not yet a lien.
3. Applications for Forestries: Sections 1 and 12 - Recorded 2-6-80, in Misc. Record 20, page 281 and Sections 1 and 2 - Recorded 12-10-76 in Misc. Record 18, page 324
4. Temporary Highway Easement Granted To State of Indiana ( Section 1), Recorded 10-5-07 in Deed Record 145, page 319.
5. Oil & Gas Lease recorded 1-2-96 , in Lease Record 18, page 120.
6. Electrical Transmission Line Easement To Indiana Statewide Rural Electric Coop. Inc. (The Hoosier Energy Division), recorded 2-27-69, in Deed Record 102, page 505.
7. Rights of the Public, State of Indiana, County and Municipality in and to that part of the premises taken or used for road purposes.
8. 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 ---