

CHICAGO TITLE INSURANCE COMPANY
9510 Ormsby Station Road, Suite 103, Louisville, KY 40223
(502) 585-5135 FAX (502) 584-3619

SCHEDULE A

File No: 161688

Commitment No.: 161688

1. Effective Date: August 18, 2008

2. Policy or Policies to be issued:

(a) _____ Owner's Policy (ALTA 2006 Owner's Policy)

Proposed insured: **TBD** Amount: **\$TBD**

(b) _____ Loan Policy (ALTA 2006 Loan Policy)

Proposed insured: Amount: \$

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Kimball International, Inc., an Indiana corporation

5. The land referred to in the Commitment is described as follows:

Situated in Meade County, Kentucky, and being further described in Exhibit "A, B and C" attached.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B – Section 1

Commitment Number 161688

REQUIREMENTS

The following are requirements to be complied with:

1. Instrument(s) necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
 - a) General Warranty Deed from Kimball International, Inc., an Indiana corporation to TBD.
2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against the subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor and materialmen are all paid.
5. We must be furnished with a corporate resolution of Kimball International, Inc., an Indiana corporation authorizing the proposed transaction and a Certificate of Good Standing.

NOTE: This Commitment for Title Insurance does NOT constitute a report of title and is not to be relied upon by the insured(s) or any other party as a title report or the representation of the status of title. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment for Title Insurance, if any, is solely for the benefit of the Company. The sole liability of the Company and/or its issuing agent hereunder shall be as set forth in the Conditions and Stipulations of this Commitment for Title Insurance. Neither the Company nor its issuing agent shall be liable to the proposed insured(s) or any other party for any claim of alleged negligence, negligent misrepresentation, or any other cause of action in tort in connection with this Commitment for Title Insurance.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B – Section 2

Commitment Number 161688

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. 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 the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the commitment.
2. Any Owner's Policy issued pursuant hereto will be subject to the mortgage, if any, noted under item one of Section B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records. Any Loan Policy will contain under Schedule B the exceptions 1, 2 and 3 above, unless a satisfactory survey and inspection of the premises is made.

Exceptions to Title as to all Exhibits

3. Rights of others to use for road purposes so much of subject property as lies in any roadway.
4. Meade County taxes and assessments for the year 2008 and subsequent years constitute a lien against this property not yet due and payable.

Exceptions to Title as to Exhibit A

5. Memorandum of Oil and Gas Lease by and between Kimball International, , and Ohio Oil, Inc. dated December 31, 1995, of record in Deed Book 381, Page 280, in the Office of the Meade County Court Clerk.

Exceptions to Title as to Exhibit B

6. Highway Deed to the Commonwealth of Kentucky for the use and benefit of the Department of Highways, dated 6/16/1949, of record in Deed Book 80, Page 164, in the Office of the Meade County Court Clerk.
7. Highway Deed to the Commonwealth of Kentucky for the use and benefit of the Department of Highways, dated 7/05/1950, of record in Deed Book 81, Page 171, in the Office of the Meade County Court Clerk.
8. Highway Deed to the Commonwealth of Kentucky for the use and benefit of the Department of Highways, dated 9/28/1951, of record in Deed Book 82, Page 366, in the Office of the Meade County Court Clerk.
9. Memorandum of Oil and Gas Lease by and between Kimball International, , and Ohio Oil, Inc. dated December 31, 1995, of record in Deed Book 381, Page 280, in the Office of the Meade County Court Clerk.
10. Conditions, stipulations, restrictions, easements or other matters shown on plat of Forrest Acres Subdivision recorded in Plat Book 2, Page 12, said records.

Exceptions to Title as to Exhibit C

11. Flowage easement to the United States of America in Deed Book 106, Page 367, said records.
4. Cowley Graveyard on subject property, together with incidental rights or ingress and egress thereto.
12. Memorandum of Oil and Gas Lease by and between Kimball International, , and Ohio Oil, Inc. dated December 31, 1995, of record in Deed Book 381, Page 280, in the Office of the Meade County Court Clerk.

NOTE:

SHOWN FOR INFORMATION ONLY:

TAX INFORMATION:

Exhibit A

MID#047-00-00-001

2007 State and County taxes, Bill No. 8119, amount due \$5,516.52 (Face), Paid discount amount \$5,406.18.

Assessment: \$515,600.00

Exhibit B

MID#058-00-00-012

2007 State and County taxes, Bill No. 8118, amount due \$34.27 (Face), Paid discount amount \$33.58.

Assessment: \$3,200.00

Exhibit C

MID#047-00-00-001

2007 State and County taxes, Bill No. 8119, amount due \$5,516.52 (Face), paid discount amount \$5,406.19.

Assessed Valuation: \$515,600.00

Commitment No. 161688

Exhibit "A"

Tract No. One

A certain tract of land in Meade County, Kentucky, near the mouth of Wolf Creek, beginning at two white oaks which are the corner of Lot No. 3 of the division of the Cook farm; thence S 48 E 206 poles to an ash and white oak, corner to Troutman's 100 acres; thence with Troutman's line S 77 E 160 poles to a white oak and two cedars, another corner to Troutman's; thence again with another line of Troutman's S 13 W 100 poles to a red oak and dogwood; thence again with another line of Troutman N 77 W 160 poles to a stake; thence S 13 W 172 poles to a persimmon and sweet gum; thence S 51-1/2 E 60 poles; thence S 13 W 60 poles to a beech; thence S 51-1/2 E 294 poles to white oak marked S.C.M.; thence N 44 E 550 poles to a stone red oak and hickory; thence N 28-1/2 W 525 poles to a pole of stones; thence S 40 W 146 poles to a post oak and one red oak; thence due W 220 poles to a white oak and chestnut oak; thence N 32-1/2 W 42 poles to a corner of tract bought from Rena Richardson and others by William Curl; thence with a line of his S 56 W 186 poles to the beginning, being Lots Nos. 4, 5, 6, 7, 8, 9, 10 and 11 as described in deed to Rena Richardson and others from John M. Cook by Commissioner of the Meade County Court in said Commissioner's Deed Book No. 1 at Page 283, at Brandenburg, Kentucky, and containing 2099 acres.

Exception:

However, excepted out of Tract No. One of the property above is the following 24.79 acres more particularly described as follows, to wit:

Beginning at the original corner of the property of Johnson and Boling Trucking Company, Inc., being marked by a pile of stones or rock, thence from said point S 44 deg. 18' 08" W 637.65' to a point in the line of said Johnson and Boling Trucking Company, Inc., thence S 27 deg. 59' 47" E 555.93' to an oak; thence S 25 deg. 43' 29" E 1287.67' to a point which forms the corner of two barbed wire fences; thence N 57 deg. 30' 29" E 544.99' to another point in the line of Johnson and Boling Trucking Company, Inc.; thence N 24 deg. 41' 24" W 1997.07' to the beginning, containing a total of 24.79 acres, more or less.

Tract No. Two (Containing 2 Tracts)

Tract 1: Beginning at a stone in a branch near the house built on the place by Fannie Troutman running East _____, S.E. _____ to a white oak tree; thence S.W. to a stone on the back of another branch with its meanderings to the mouth; thence up the first named branch with its meanderings to the beginning and containing 14 acres of land, more or less.

Tract 2: A certain tract or parcel of land lying and being near Wolf Creek in Meade County, Kentucky, and bounded and described as follows, to-wit: Beginning at an ash and white oak tree on a rocky hill; thence S 77 E 160 poles to two _____ and a post oak; thence S 13 W 100 poles to a sink and two red oak trees and dogwood; thence N 77 W 160 poles to a stake or stone in William Chism's line; thence N 13 E 100 poles to the beginning and containing one hundred (100) acres of land, less a portion of the above tract conveyed to Eli Bullock by J.H. Troutman and wife, and supposed to be fourteen acres, more or less.

Excepting therefrom so much of subject property as was conveyed in Deed Book 526, Page 666, said records.

Being the same property conveyed to Kimball International, Inc., an Indiana corporation, by Deed dated November 9, 1978, of record in Deed Book 152, Page 218, in the Office of the Clerk of the County Court of Meade County, Kentucky.

Exhibit "B"

Being Lot No. 6 in Forrest Acres Subdivision (incorrectly referred to as Forest Acres Subdivision in Deed Book 401, Page 40), Section 2, as recorded in Plat Book 2, Page 12, in the Office of the Clerk of the Meade County Court.

There is excepted out of and not included herein the following described property:

Beginning at an iron pipe, corner of Lot 7 and right-of-way to Highway 228; thence with said highway South 55 deg 15 min East 400 feet to an iron stake; thence South 12 deg. 30 min West 261.4 feet to a stake; thence North 55 deg 15 min West 400 feet to a stake in the line of Lot 7; thence with said lot North 12 deg. 30 min. East 261.4 feet to the point of beginning and containing 2.4 acres, more or less, and leaving approximately 16 acres, more or less.

Being the same property conveyed to Kimball International, Inc., an Indiana corporation, dated 11/7/1997, of record in Deed Book 401, Page 40, in the Office of the Clerk of Meade County, Kentucky.

Exhibit "C"

A certain tract of land lying and being in Meade County, Kentucky about two miles east of the community of Wolf Creek on the Wolf Creek Bend Road and also on the waters of Wolf Creek bounded and described as follows:

Tract #1

Beginning at a stone and iron post (found) corners to Kimball International and Everett Krouch; thence with Krouch's line S 13 deg. 59' W, 483.00 feet to a point in Wolf Creek, said point being 25 feet southwest of an iron post; thence with Wolf Creek as it meanders N 20 deg. 54' W, 481.46 feet; thence N 11 deg. 33' E, 186.95 feet; thence N 9 deg. 16' E, 212.00 feet; thence N 17 deg. 58' E, 343.21 feet; thence N 1 deg. 28' W, 114.93 feet; thence N 14 deg. 15' W, 475.10 feet to an iron rod corner to Tract #2 (said tract being a 60 foot roadway leading to the Wolf Creek Bend Road) thence crossing the end of said roadway N 13 deg. 30' W, 65 feet to an iron rod; thence continuing with Wolf Creek N 17 deg. 45' W, 229.73 feet; thence N 11 deg. 19' W, 383.10 feet; thence N 14 deg. 28' W, 480.23 feet; thence N 24 deg. 53' W, 403.18 feet; thence N 44 deg. 30' W, 705.76 feet; thence N 25 deg. 15' W, 237.33 feet; thence N 36 deg. 45' W, 194.00 feet; thence N 42 deg. 47' W, 198.43 feet; thence N 1 deg. 34' W, 224.12 feet; thence N 75 deg. 48' E, 144.41 feet; thence N 35 deg. 14' E, 154.14 feet; thence N 15 deg. 14' W, 158.47 feet; thence N 78 deg. 33' W, 160.91 feet; thence N 39 deg. 58' W, 201 feet; thence N 81 deg. 30' W, 127.89 feet; thence S 46 deg. 17' W, 138.72 feet; thence S 11 deg. 09' W, 167.32 feet; thence S 5 deg. 13' E, 150.17 feet; thence N 53 deg. 53' W, 170.23 feet; thence N 27 deg. 40' W, 200 feet; thence N 24 deg. 02' W, 243.75 feet; thence N 9 deg. 15' W, 165.02 feet; thence N 54 deg. 31' W, 161.10 feet; thence N 69 deg. 46' W, 235.22 feet; thence N 85 deg. 17' W, 315.13 feet to a point 40 feet Southwest of an iron rod; thence leaving the creek and with Mrs. Dallas Wright's line N 45 deg. 53' E, 2152.65 feet to a large white oak corner to D.V. (Buck) Crawford; thence with Crawford's line N 82 deg. 44' E, 242.82 feet to a marked white oak corner to Kimball International; thence with Kimball International's line with the next four calls: S 44 deg. 20' E, 1538.07 feet to a stone (found); thence S 33 deg. 13' W, 1072.28 feet to a large hickory (marked); thence S 14 deg. 25' E, 3526.28 feet to a stone (found); thence S 12 deg. 48' W, 1116.33 feet to the point of beginning and containing 140.21 acres, more or less.

Tract #2

Beginning at an iron rod corner to Barney Allen on the east side (30 feet from center) of the Wolf Creek Bend Road; thence with said road N 12 deg. 15' E, 61 feet to an iron rod corner to Richardson; thence with Richardson's line N 88 deg. 14' E, 2179 feet to an iron rod at Wolf Creek; thence with said creek S 13 deg. 30' E, 65 feet to an iron rod corner to Barney Allen; thence with Allen's line S 88 deg. 14' E 2205 feet to the point of beginning and containing 3.10 acres more or less. The above described property is a 60 foot roadway leading to Tract #1.

Being the same property conveyed to Kimball International, Inc., an Indiana corporation, by Deed dated August 24, 1984, of record in Deed Book 213, Page 154, in the Office of the Clerk of the County Court of Meade County, Kentucky.