

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

SCHEDULE A

File No: 161690

Commitment No.: 161690

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 Butler County, Kentucky, and being further described in Exhibit "A".

Being the same property conveyed to Kimball International, Inc., an Indiana corporation, by Deed dated March 3, 2003, of record in Deed Book 171, Page 704, and corrected in Deed of Correction dated September 9, 2003, of record in Deed Book 174, Page 173, both in the Office of the Clerk of the County Court of Butler County, Kentucky.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B – Section 1

Commitment Number 161690

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 161690

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.
3. Rights of others to use for road purposes so much of subject property as lies in any roadway or right of way.
4. Rights of others in the continued, uninterrupted flow of Big Reedy Creek.
5. Conditions, stipulations, restrictions, easements or other matters shown on plat recorded in Plat Book 1, Page 180, said records.
6. Butler County taxes and assessments for the year 2008 and subsequent years constitute a lien against this property not yet due and payable.

NOTE:

SHOWN FOR INFORMATION ONLY:

TAX INFORMATION:

MID#118-00-00-010.00

2007 State and County taxes, Bill No. 4944, amount due \$849 22 (Face), Paid discount amount \$832.24.

Assessment: \$108,000.00

Commitment No. 161690

Exhibit "A"

Tract No. One

Being a tract of land located on the Southeast side of County Road 1031, Threlkel-Region Road, approximately 4 miles South of Threlkel-Region Road junction with KY Hwy. 70 more particularly described as follows:

BEGINNING on an iron stake located in the Southeast Right of Way line of Threlkel-Region Road, said iron stake being the Northwest corner to Nicholas Phelps' tract III, recorded in Deed Book 44, Page 635, records of the Butler County Court Clerk's Office; thence from the point of beginning with the Southeast Right of way line of the Threlkel-Region Road N 63 degrees 20 minutes E 80.00 feet to an iron stake, a new corner to Arlen Rone and Henry Payne, located in the aforesaid Right of way; thence with a new division line to Rone and Payne S 40 degrees 53 minutes 23 seconds E 99.25 feet to an iron stake, a new corner to Rone and Payne, located in the Northwest line of Hawley, Millican, Young and Payne's tract of land, recorded in Deed Book 116, Page 472, records of the aforementioned Clerk's Office; thence with said line 50 degrees 29 minutes W 80.00 feet to a railroad spike in an oak stump, another corner to Nicholas Phelps' tract III; thence with Phelps' line N 39 degrees 42 minutes W 117.01 feet to the point of beginning.

Tract No. Two

A certain tract of land lying in Butler County, Kentucky, on the waters of the big Reedy Creek, and more particularly described as follows:

Beginning at a stone, corner to Charles Parish and H.C. Warren; thence South 51 degrees 02 minutes 21 seconds West along the line of Parrish 512.39 feet to a 5/8 inch rebar set; thence North 38 degrees 57 minutes 39 seconds West along the line of Warren, Coorner, and Nicholas Phelps 9341.64 feet to a 5/8 inch rebar set; thence North 49 degrees 48 minutes 49 seconds East along the line of Phelps and Embry 4332.73 feet to a 5/8 inch rebar set; thence South 37 degrees 20 minutes 30 seconds East along the line of Raynor, Hack, and Vincent 5708.69 feet to a tree post found, corner to Vincent; thence North 84 degrees 32 minutes 21 seconds East along the line of Vincent 317.61 feet to a 30 inch white oak, corner to Vincent; thence South 10 degrees 34 minutes 26 seconds East 926.17 feet to a 5/8 inch rebar set; thence South 32 degrees 49 minutes 33 seconds East along the line of Hensley and Tate 3619.88 feet to the center of Big Reedy Creek; they its Southerly along the center of Big Reedy Creek the following 52 calls: thence South 58 degrees 22 minutes 01 seconds West 90.01 feet; thence South 67 degrees 18 minutes 43 seconds West 65.84 feet; thence South 53 degrees 47 minutes 17 seconds West, 144.81 feet; thence South 13 degrees 01 minutes 52 seconds East, 85.83 feet; thence South 34 degrees 50 minutes 39 seconds East 72.19 feet; thence South 11 degrees 49 minutes 96 seconds East 33.60 feet; thence South 24 degrees 52 minutes 11 seconds West 31.68 feet; thence South 62 degrees 23 minutes 05 seconds West 153.02 feet; thence South 38 degrees 44 minutes 21 seconds West 61.61 feet; thence South 01 degrees 50 minutes 57 seconds West 88.38 feet; thence South 21 degrees 49 minutes 45 seconds East 227.06 feet; thence South 35 degrees 34 minutes 54 seconds East 89.55 feet; thence South 40 degrees 39 minutes 13 seconds East 156.92 feet; thence South 22 degrees 35 minutes 51 seconds East 172.38 feet; thence South 72 degrees 58 minutes 36 seconds East 100.23 feet; thence South 01 degrees 43 minutes 50 seconds East 57.78 feet; thence South 25 degrees 37 minutes 06 seconds West 37.74 feet; thence South 36 degrees 16 minutes 20 seconds West 32.44 feet; thence South 55 degrees 18 minutes 33 seconds West 47.89 feet; thence South 72 degrees 04 minutes 07 seconds West 198.16 feet; thence South 42 degrees 43 minutes 40 seconds West 40.89 feet; thence South 16 degrees 26 minutes 49 seconds West 60.56 feet; thence South 04 degrees 45 minutes 02 seconds East 77.89 feet; thence South 16 degrees 37 minutes 36 seconds West 15.65 feet; thence South 49 degrees 20 minutes 41 seconds West 24.06 feet; thence North 86

degrees 39 minutes 16 seconds West 108.97 feet; South 88 degrees 53 minutes 03 seconds West 74.11 feet; thence South 20 degrees 48 minutes 51 seconds West 97.94 feet; thence South 47 degrees 02 minutes 38 seconds West 43.40 feet; thence South 75 degrees 49 minutes 07 seconds West 25.54 feet; thence North 50 degrees 49 minutes 13 seconds West 45.90 feet; thence North 56 degrees 15 minutes 17 seconds West 57.00 feet; thence South 79 degrees 44 minutes 59 seconds West 55.62 feet; thence South 35 degrees 40 minutes 11 seconds West 65.36 feet; thence South 07 degrees 48 minutes 15 seconds East 328.88 feet; thence South 19 degrees 30 minutes 40 seconds East 130.86 feet; thence South 36 degrees 29 minutes 21 seconds East 54.14 feet; thence South 48 degrees 45 minutes 42 seconds East 45.27 feet; thence South 81 degrees 04 minutes 53 seconds East 42.95 feet; thence North 77 degrees 49 minutes 46 seconds East 42.05 feet; thence North 59 degrees 22 minutes 59 seconds East 139.12 feet; thence North 83 degrees 34 minutes 48 seconds East 15.57 feet; thence South 58 degrees 20 minutes 35 seconds East 23.22 feet; thence South 37 degrees 13 minutes 49 seconds East 18.84 feet; thence South 36 degrees 08 minutes 28 seconds East 12.10 feet; thence South 06 degrees 19 minutes 41 seconds East 11.05 feet; thence South 23 degrees 33 minutes 41 seconds West 195.43 feet; thence South 04 degrees 48 minutes 38 seconds West 277.35 feet; thence South 36 degrees 41 minutes 12 seconds West 19.65 feet; thence South 87 degrees 54 minutes 35 seconds West 160.05 feet; thence South 68 degrees 00 minutes 49 seconds West 118.90 feet; thence South 50 degrees 35 minutes 48 seconds West 95.23 feet; thence North 55 degrees 21 minutes 24 seconds West 2620.19 feet to the point of beginning.