

FILED

MAR 21 2022

Belinda Munson
MUNCIE CITY CLERK

RESOLUTION NO. 9-22

**COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA
PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION
REAL ESTATE TAX ABATEMENT
(Muncie City View Homes II LLC)**

WHEREAS, Muncie City View Homes II LLC (the "Company") has requested that the Common Council of the City of Muncie, Indiana (the "Council") approve a ten (10) year tax deduction from the assessed value of real estate improvements;

WHEREAS the Company has advised the Council that it intends to construct new single-family owner-occupied residences (the "Project") on property located as depicted on Exhibit A and described in Exhibit B ("Property");

WHEREAS, the Company has further requested that the Property be designated as an economic revitalization area ("ERA") for purposes of permitting such deductions;

WHEREAS, pursuant to Council Ordinance No. 10-22, the Property was designated an economic development target area ("EDTA") for purposes of permitting such deductions;

WHEREAS, the Company submitted to the Council an Application for Tax Abatement and Form SB-1/Real Property (Statement of Benefits, Real Estate Improvements) in connection with the Project, attached hereto, and provided all information and documentation necessary for the Council to make an informed decision (the "Statement");

WHEREAS, the Council is authorized under the provisions of I.C. 6-1.1-12.1-1 *et seq.* to designate areas of the City as an ERA for the purposes described herein; and

WHEREAS, the Council has considered the Statement submitted by the Company and has conducted a complete and proper investigation of the Property and determined that the area qualifies as an ERA under Indiana statutes;

NOW, THEREFORE, IT IS FOUND, DETERMINED AND RESOLVED by the Council:

1. That the estimated value of the Project is reasonable for projects of that nature.
2. That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the Project is what can reasonably be expected to result.
3. That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the Project.

4. That the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, as a result of the Project, create benefits of the type and quality anticipated by the Council within the ERA and can reasonably be expected to result.

6. That the benefits described in the Statement can reasonably be expected to result from the Project.

7. That the totality of benefits from the Project is sufficient to justify a ten (10) year real property tax deduction period.

NOW, THEREFORE, based on the foregoing, the Council further RESOLVES, FINDS AND DETERMINES:

8. That all of the conditions for the designation of the ERA and all of the requirements for the tax deductions to be granted hereby have been met, and the foregoing findings are true and all information required to be submitted has been submitted in proper form.

9. That the Statement submitted by the Company is hereby approved.

10. That the Property is hereby designated as an ERA pursuant to I.C. 6- 1.1-12.1-1 *et seq.* And the Company is entitled to a ten (10) year real property tax deduction period for the Project.

11. With respect to the Project, the percentage of deductions based upon the resulting increase in the assessed value of real estate improvements for each of said ten (10) years shall be as follows:

Year 1	75%
Year 2	75%
Year 3	75%
Year 4	75%
Year 5	75%
Year 6	75%
Year 7	75%
Year 8	75%
Year 9	75%
Year 10	75%

12. That notice hereof should be published according to law stating the following: the adoption and substance hereof, a copy of the description of the affected area is available for inspection in the County Assessor's Office and the date on which the Council will hear and receive remonstrances and objections and take final action, all as required by law.

13. That this Resolution shall be in full force and effect from and after its passage by the Muncie City Council and such publications as may be required by law.

14. It is understood that Muncie City View Homes II LLC is responsible for following all annual state and local filing requirements regarding this abatement to assure receipt of the abatement per the applicable ten (10) year schedule.

Passed by the Common Council of the City of Muncie, Indiana this 4 day of April, 2022.

	Yeas	Nays	Abstained	Absent
Jeff Green	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jeff Robinson	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brandon Garrett	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brad Polk	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jerry Dishman	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Roger Overby	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Aaron Clark	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Ro Selvey	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Troy Ingram	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>


President, Muncie Common Council

Presented by me to the Mayor for his approval, this 4 day of April, 2022.


Belinda Munson, Muncie City Clerk

The above Resolution is approved vetoed by me this 4 day of April, 2022.


Dan Ridenour, Mayor of the City of Muncie

ATTEST:

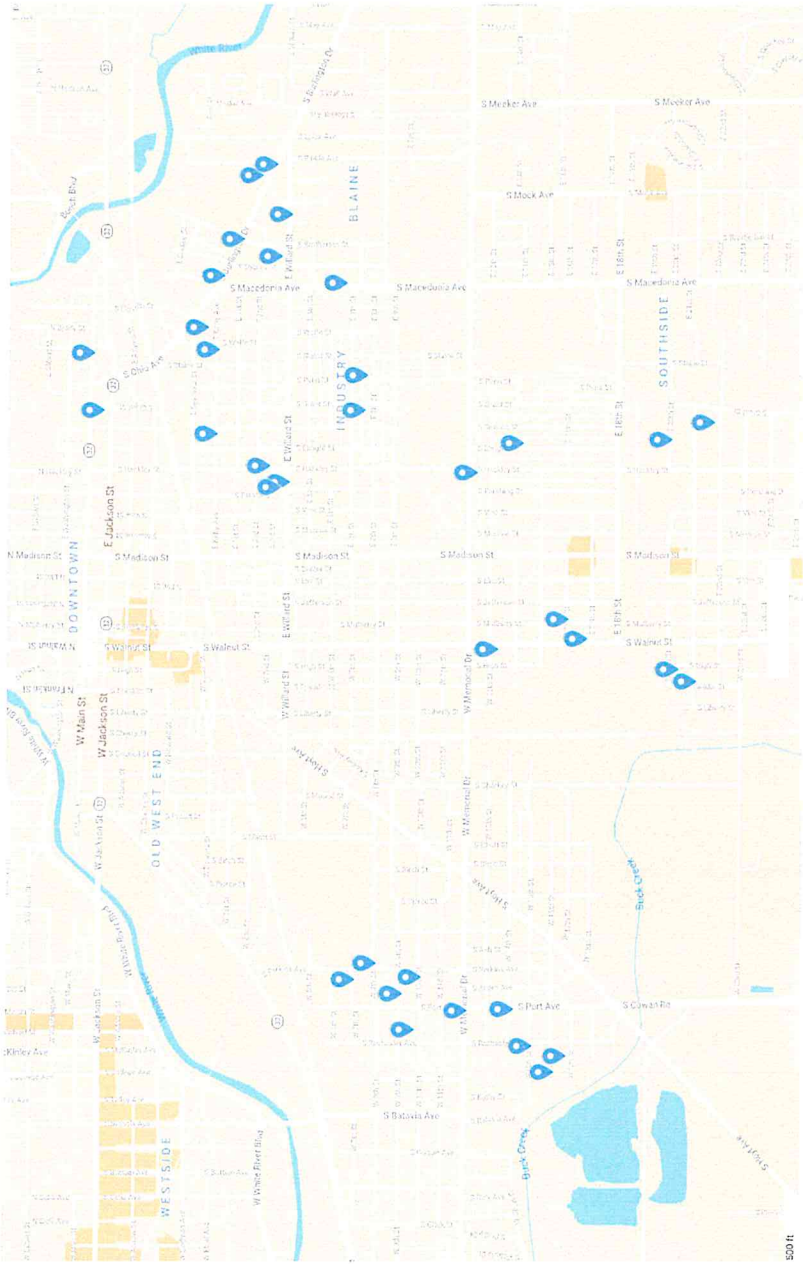
Belinda Munson
Belinda Munson, Muncie City Clerk

This Resolution is proposed by Council Member Bradley Polk

This Resolution is approved in form by Controller [Signature]

This Resolution is approved in form by Legal Counsel William V. Hyman

EXHIBIT A



Map data ©2022 Google Terms 500 ft



Purchase and Sale Agreement

Exhibit B

Legal Description of the Property

Parcel #1 ID	1120276004000
Alternate ID	18-11-20-276-004.000-003
Property Address	1933 W 16th St Muncie, IN 47302
Parcel #2 ID	1120276015000
Alternate ID	18-11-20-276-015.000-003
Property Address	1916 W 17th St Muncie, IN 47302
Parcel #3 ID	1120230008000
Alternate ID	18-11-20-230-008.000-003
Property Address	1901 W 15th St Muncie, IN 47302
Parcel #4 ID	1120233012000
Alternate ID	18-11-20-233-012.000-003
Property Address	2111 S Port Ave Muncie, IN 47302
Parcel #5 ID	1120231012000
Alternate ID	18-11-20-231-012.000-003
Property Address	1701 W Memorial Dr Muncie, IN 47302
Parcel #6 ID	1117481017000
Alternate ID	18-11-17-481-017.000-003
Property Address	1804 W 10th St Muncie, IN 47302
Parcel #7 ID	1116353009000
Alternate ID	18-11-16-353-009.000-033
Property Address	1505 W 10th St Muncie, IN 47302
Parcel #8 ID	1116352004000
Alternate ID	18-11-16-352-004.000-003
Property Address	1605 W 9th St Muncie, IN 47302

Parcel #9 ID	1116355002000
Alternated ID	18-11-16-355-002.000-003
Property Address	1435 W 8th St Muncie, IN 47302
Parcel #10 ID	1116305008000
Alternate ID	18-11-16-305-008.000-003
Property Address	1511 W 7th St Muncie, IN 47302
Parcel #11 ID	1121233012000
Alternate ID	18-11-21-233-012.000-003
Property Address	2009 S Walnut St Muncie, IN 47302
Parcel #12 ID	1122152001000
Alternate ID	18-11-22-152-001.000-003
Property Address	2300 S Mulberry St Muncie, IN 47302
Parcel #13 ID	1122151008000
Alternate ID	18-11-22-151-008.000-003
Property Address	2328 S Walnut St Muncie, IN 47302
Parcel #14 ID	1121429017000
Alternate ID	18-11-21-429-017.000-003
Property Address	2709 S High St Muncie, IN 47302
Parcel #15 ID	1121433001000
Alternate ID	18-11-21-433-001.000-003
Property Address	2800 S Franklin St Muncie, IN 47302
Parcel #16 ID	1122129006000
Alternate ID	18-11-22-129-006.000-003
Property Address	825 E Memorial Dr Muncie, IN 47302
Parcel #17 ID	1122203004000
Alternate ID	18-11-22-203-004.000-003
Property Address	1115 E Memorial Dr Muncie, IN 47302
Parcel #18 ID	1122207012000
Alternate ID	18-11-22-207-012.000-003
Property Address	2104 S Ebright St Muncie, IN 47302

Parcel #19 ID 1122403009000
Alternate ID 18-11-22-403-009.000-003
Property Address 1104 E 22nd St
Muncie, IN 47302

Parcel #20 ID 1122402005000
Alternate ID 18-11-22-402-005.000-003
Property Address 1003 E 20th St
Muncie, IN 47302

Parcel #21 1110494010000
Alternate ID 18-11-10-494-01.000-003
Property Address 1345 E. Main St.
Muncie, IN 47305

Parcel #22 1115202006000
Alternate ID 18-11-15-202-006.000-003
Property Address 1122 E. Jackson St.
Muncie, IN 47305

Parcel #23 1115257005000
Alternate ID 18-11-15-257-005.000-003
Property Address 1019 E. Kirby Ave.
Muncie, IN 47302

Parcel #24 1115279004000
Alternate ID 18-11-15-279-004.000-003
Property Address 1421 E. Kirby Ave.
Muncie, IN 4732

Parcel #25 1115277011000
Alternate ID 18-11-15-277-011.000-003
Property Address 1520 E. Kirby Ave.
Muncie, IN 47302

Parcel #26 1114157003000
Alternate ID 18-11-14-157-003.000-003
Property Address 715 S. Burlington Dr.
Muncie, IN 47302

Parcel #27 1114161001000
Alternate ID 18-11-14-161-001.000-003
Property Address 901 S. Burlington Dr.
Muncie, IN 47302

Parcel #28 1114178018000
Alternate ID 18-11-14-178-018.000-003
Property Address 1018 S. Burlington Dr.
Muncie, IN 47302

Parcel #29 1114179006000
Alternate ID 18-11-14-179-006.000-003
Property Address 1037 S. Burlington Dr.
 Muncie, IN 47302

Parcel #30 1115266005000
Alternate ID 18-11-15-266-005.000-003
Property Address 926 S. Hackley St.
 Muncie, IN 47302

Parcel #31 1115329002000
Alternate ID 18-11-15-329-002.000-003
Property Address 805 E. Willard St.
 Muncie, IN 47302

Parcel #32 1115193023000
Alternate ID 18-11-15-193-023.000-003
Property Address 806 E. Willard St.
 Muncie, IN 47302

Parcel #33 1114160007000
Alternate ID 18-11-14-160-007.000-003
Property Address 1810 E. Willard St.
 Muncie, IN 47302

Parcel #34 1114304002000
Alternate ID 18-11-14-304-002.000-003
Property Address 2007 E. Willard St.
 Muncie, IN 47302

Parcel #35 1114308004000
Alternate ID 18-11-14-308-004.000-003
Property Address 1312 S. Macedonia Ave.
 Muncie, IN 47302

Parcel #36 1115413010000
Alternate ID 18-11-15-413-010.000-003
Property Address 1116 E. 8th St.
 Muncie, IN 47302

Parcel #37	1115438007000
Alternate ID	18-11-15-438-007.000-003
Property Address	1300 E. 8 th St. Muncie, IN 47302



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer Muncie City View Homes II LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 9100 Centre Pointe Drive, Suite 210 West Chester, OH, 45069		
Name of contact person Pete Schwiegeraht	Telephone number (513) 259-7657	E-mail address pete.s@mvaahpartners.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Muncie		Resolution number
Location of property Scattered Site - See attachment w/ addresses	County Delaware	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) City View Homes will be a 40-unit scattered site development featuring 2, 3, and 4 bedroom townhomes and single-family homes. All units will be affordable to those earning between 30% to 60% of the local area median income. The development will be built to Enterprise Green Community standards and will feature supportive services		Estimated start date (month, day, year) July 2022
		Estimated completion date (month, day, year) August 2023

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	2.00	\$48,000.00

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	220,000.00	0.00
Plus estimated values of proposed project	11,280,000.00	838,567.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	11,500,000.00	838,567.00

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00	Estimated hazardous waste converted (pounds) 0.00
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Other benefits

New, high-quality, affordable, energy-efficient housing for those who desire to live and grow in Muncie.

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) 3/3/2022
Printed name of authorized representative Pete Schwiegeraht	Title SVP of Development - Midwest Region

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



APPLICATION FOR TAX ABATEMENT
REAL PROPERTY

This completed application, along with a \$250 non-refundable fee and including a map identifying the general location, should be signed by the owner (or representative) of the new real property improvements and submitted to:

Muncie City Council
c/o Economic Development Commission
300 N. High Street
Muncie, IN 47305
Phone: (765) 747-4853
Please type or print.

Date: 3/3/2022 Name of Company: Muncie City View Homes II LLC

1. Address of Property: Scattered Site - See attachment below w/ addresses
2. Current Zoning: R-3, R-4, BC, and II Intense Industrial
3. Legal Description: Scattered Site - See attachment below w/ legal descriptions

4. Property Owner (s):
Name: City of Muncie Redevelopment Commission
Address: 300 North High Street
Muncie, Indiana 47305
5. Owner's Representative:
Name: Pete Schwiegeraht
Address: 9100 Centre Pointe Drive, Suite 210
West Chester, OH, 45069

6. Is Property / Facility Served by Utilities? Yes X No _____
7. Are Present Utilities Adequate for New Physical Improvements? Yes X No _____
8. If Not, Please Explain: N/A

9. Briefly Describe: The New Physical Improvements. How the Property will be used. The projected costs.

City View Homes II will be a 40-unit scattered site development featuring 2, 3, and 4 bedroom townhomes and single-family homes.

All units will be affordable to persons earning between 30% - 60% of the local area median income. The development will be built to Enterprise Green Community standards and all units will feature modern/open floor plans and offer lease-purchase options. Further, various supportive services, such as workforce and healthcare services/initiatives, will be offered to residents.

10. Taxes: Amount of last real property assessment: \$ _____
Amount of last real property taxes: \$ _____
(Please attach a copy of your latest paid tax receipts to this form)

11. Total number of employees currently working for the company: Full Time 0 Part Time 0
If applicable, how long before part-time employees become full-time employees? N/A

12. Number of Minorities: _____ Number of Females: _____ Number of Handicapped: _____

13. What percentage of employees are City of Muncie residents? _____%

14. Number of new employees to be added as a result of the abatement: 150+/- construction15. Number of jobs retained as result of the project: 2 part-time Actual (+-) jobs _____

16. Please answer the following additional questions regarding the total compensation package:

Fringe Benefits:Health Insurance (Y or N) N; %paid by employer: N % %paid by employee: N %Pension (Y or N) N; %paid by employer: N % %paid by employee: N %Wage Package:

Starting Wage: \$ _____; High Wage: \$ _____; Average Wage: \$ _____

17. Does applicant intend to seek any further additional relief from property taxes on this property? (Y or N)

Applicant agrees that in consideration of the mutual performance of the process associated with the grant of the tax abatement by the Applicant and the city of Muncie, Indiana, and the grant of the abatement sought, the applicant agrees and warrants that the Applicant is aware of, and will comply with any and all procedures and criteria as set forth under State Law or by ordinance of the city of Muncie. It is expressly understood and agreed that such procedures and criteria include, but are not limited to, compliance requirements, wage requirements, and addition and retention of employees.

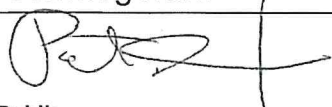
I swear or affirm under penalties for perjury that the above information and representations on this application and Form SB-1 are true and complete.

Pete Schwiegeraht

SVP of Development

2/22/2022

Name



Title

Date

Notary Public

Subscribed and sworn to before me this 22nd day of February, 2022

Notary Public

Resident of Hamilton County, IndianaMy Commission Expires: 03-18-23

JUSTIN P. GREGORY
Notary Public, State of Ohio
My Commission Expires 03-18-2023

Notice: Your signature above indicates that you are aware that you must annually file both Form CF-1 (Compliance with Statement of Benefits), and Form 322 ERA (Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas) by the dates indicated on the respective forms in order to actually receive your deduction.

City View 2 Lot List:

Address	Parcel ID	Owner
1933 W 16th St	1120276004000	City of Muncie Redevelopment Commission
1916 W 17th St	1120276015000	City of Muncie Redevelopment Commission
1901 W 15th St	1120230008000	City of Muncie Redevelopment Commission
2111 S Port Ave	1120233012000	City of Muncie Redevelopment Commission
1701 W Memorial Dr	1120231012000	City of Muncie Redevelopment Commission
1804 W 10th St	1117481017000	City of Muncie Redevelopment Commission
1505 W 10th St	1116353009000	City of Muncie Redevelopment Commission
1435 W 8th St	1116355002000	City of Muncie Redevelopment Commission
1511 W 7th St	1116305008000	City of Muncie Redevelopment Commission
2009 S Walnut St	1121233012000	City of Muncie Redevelopment Commission
2300 S Mulberry St	1122152001000	City of Muncie Redevelopment Commission
2328 S Walnut St	1122151008000	City of Muncie Redevelopment Commission
825 E Memorial Dr	1122129006000	City of Muncie Redevelopment Commission
1115 E Memorial Dr	1122203004000	City of Muncie Redevelopment Commission
2104 S Ebright St	1122207012000	City of Muncie Redevelopment Commission
1104 E 22nd St	1122403009000	City of Muncie Redevelopment Commission
1003 E 20th St	1122402005000	City of Muncie Redevelopment Commission
3005 W 8TH St	1117351016000	City of Muncie Redevelopment Commission



Parcel #1

Property located at 1933 W 16th St., Muncie, Indiana, Parcel number 1120276004000 and further described as follows: PT NE QTR AND N HLF VAC ALLEY ADJ Lot # 10-11 S20 T20 R10 .

Parcel #2

Property located at 1916 W 17th St., Muncie, Indiana, Parcel number 1120276015000 and further described as follows: PT NE QTR S20 T20 R10.

Parcel #3

Property located at 1901 W 15th St., Muncie, Indiana, Parcel number 1120230008000 and further described as follows: WOODLAWN PLACE LOT 1.

Parcel #4

Property located at 2111 S Port Ave., Muncie, Indiana, Parcel number 1120233012000 and further described as follows: MCCONNELLS 1ST ADD BLK 9 LOT 1.

Parcel #5

Property located at 1701 W Memorial Dr. Muncie, Indiana, Parcel number 1120231012000 and further described as follows: MCCONNELLSVILLE 1ST ADD BLK 11 N 102 FT OF L 1 & E 2 FT X N 102 FT OF L 2 LOT 1-2.

Parcel #6

Property located at 1804 W 10th St., Muncie, Indiana, Parcel number 1117481017000 and further described as follows: R AND U L CO 1 ADD BLK 23 LOT 17.

Parcel #7

Property located at 1505 W 10th St., Muncie, Indiana, Parcel number 1116353009000 and further described as follows: PERKINS ADD LOT 8.

Parcel #8

Property located at 1435 W 8th St., Muncie, Indiana, Parcel number 1116355002000 and further described as follows: PERKINS ADD LOT 181.

Parcel #9

Property located at 1511 W 7th St., Muncie, Indiana, Parcel number 1116305008000 and further described as follows: PERKINS ADD LOT 233.

Parcel #10

Property located at 2009 S Walnut St., Muncie, Indiana, Parcel number 1121233012000 and further described as follows: H L AND M ADD BLOCK 64 LOT 3

Parcel #11

Property located at 2300 S Mulberry St., Muncie, Indiana, Parcel number 1122152001000 and further described as follows: G AND O SUB BLK 176 LOT16.

Parcel #12

Property located at 2328 S Walnut St., Muncie, Indiana, Parcel number 1122151008000 and further described as follows: G & O SUB BLK 177 LOT 9.

Parcel #13

Property located at 825 E Memorial Dr., Muncie, Indiana, Parcel number 1122129006000 and further described as follows: G & O BLK 49 LOT 1-2.

Parcel #14

Property located at 1115 E Memorial Dr., Muncie, Indiana, Parcel number 1122203004000 and further described as follows: G & O SUB BLK 46 LOT 4.

Parcel #15

Property located at 2104 S Ebright St., Muncie, Indiana, Parcel number 1122207012000 and further described as follows: ARCADIA LOT 41.

Parcel #16

Property located at 1104 E 22nd St., Muncie, Indiana, Parcel number 1122403009000 and further described as follows: PT SE QTR S22 T20 R10.

Parcel #17

Property located at 1003 E 20th St., Muncie, Indiana, Parcel number 1122402005000 and further described as follows: PT SE QTR S22 T20 R10.

Parcel #18

Property located at 3005 W 8TH St., Muncie, Indiana, Parcel number 1117351016000 and further described as follows: 17-70 S17 T20 R10



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-17-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 825 East Memorial Drive, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-17-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 05, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as instrument
2016R11984

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-17-INDY

File No.: NCS-1075965-17-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FORTY NINE (49) IN THE MUNCIE NATURAL GAS LAND IMPROVEMENT COMPANY'S SUBDIVISION OF THE GALLIHER AND OHMER TRACTS, AN ADDITION TO THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-20-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Office Phone: (317)829-6720

Property Address: 1104 East 22nd Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250, Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-20-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: August 01, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, John Fallon of Delaware County in the State of Indiana, by virtue of deed recorded as Instrument No. 2019R03878

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-20-INDY

File No.: NCS-1075965-20-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SEVEN HUNDRED SEVEN (707) FEET NORTH OF THE NORTH LINE OF THE 26TH STREET, THENCE RUNNING IN A NORTHERLY DIRECTION PARALLEL TO THE EAST LINE OF HACKLEY STREET THREE HUNDRED SEVENTY (370) FEET; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF 26TH STREET FIFTY-TWO (52) FEET; THENCE IN A SOUTHERLY DIRECTION PARALLEL TO THE EAST LINE OF HACKLEY STREET THREE HUNDRED SEVENTY (370) FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF 26TH STREET FIFTY-TWO (52) FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:

PART OF THE PROPERTY DESCRIBED AS INSTRUMENT #2019R03878 RECORDED IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 10 EAST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER AS BEARING SOUTH 89°14'03" EAST (ALL LISTED BEARINGS, DISTANCES AND COORDINATE VALUES REFERENCED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE PER NAD83(2011), AND DISTANCES BEING GROUND DISTANCES IN U.S. SURVEY FEET), WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE ON THE SOUTH LINE THEREOF, SOUTH 89°14'03" EAST, A DISTANCE OF 565.80 FEET; THENCE NORTH 00°20'37" EAST, PARALLEL WITH AND 707.00 FEET EAST OF THE EAST LINE OF HACKLEY STREET, A DISTANCE OF 25.0 FEET TO THE NORTH LINE OF 26TH STREET; THENCE CONTINUING NORTH 00°20'37" EAST, PARALLEL WITH AND 707.00 FEET EAST OF THE EAST LINE OF HACKLEY STREET, A DISTANCE OF 1570.00 FEET TO THE SOUTHEAST CORNER OF GRANTOR'S LAND, BEING THE POINT OF BEGINNING; THENCE ON THE SOUTH LINE OF GRANTOR'S LAND, NORTH 89°14'03" WEST, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 52.00 FEET TO THE SOUTHWEST CORNER OF GRANTOR'S LAND; THENCE ON THE WEST LINE THEREOF, NORTH 00°20'37" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°14'03" EAST, A DISTANCE OF 52.00 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE ON SAID EAST LINE, SOUTH 00°20'37" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.03 ACRES (1,300.00 SQ. FT.), MORE OR LESS.

ALSO EXCEPTING THEREFROM:

PART OF THE PROPERTY DESCRIBED AS INSTRUMENT #2019R03878 RECORDED IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 10 EAST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER AS BEARING SOUTH 89°14'03" EAST (ALL LISTED BEARINGS, DISTANCES AND COORDINATE VALUES REFERENCED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE PER NAD83(2011), AND DISTANCES BEING GROUND DISTANCES IN U.S. SURVEY FEET), WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE SOUTH LINE THEREOF, SOUTH 89°14'03" EAST, A DISTANCE OF 565.80 FEET; THENCE NORTH 00°20'37" EAST, PARALLEL WITH AND 707.00 FEET EAST OF THE EAST LINE OF HACKLEY STREET, A DISTANCE OF 25.0 FEET TO THE NORTH LINE OF 26TH STREET; THENCE CONTINUING NORTH 00°20'37" EAST,

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PARALLEL WITH AND 707.00 FEET EAST OF THE EAST LINE OF HACKLEY STREET, A DISTANCE OF 1570.00 FEET TO THE SOUTHEAST CORNER OF GRANTOR'S LAND; THENCE ON THE EAST LINE OF GRANTOR'S LAND, NORTH 00°20'37" EAST, A DISTANCE OF 370.00 FEET TO THE NORTHEAST CORNER OF GRANTOR'S LAND, BEING THE POINT OF BEGINNING; THENCE ON THE NORTH LINE OF GRANTOR'S LAND, NORTH 89°14'03" WEST, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 52.00 FEET TO THE NORTHWEST CORNER OF GRANTOR'S LAND; THENCE ON THE WEST LINE THEREOF, SOUTH 00°20'37" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°14'03" WEST, A DISTANCE OF 52.00 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE ON SAID EAST LINE, NORTH 00°20'37" EAST, A-DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.03 ACRES (1,300.00 SQ FT), MORE OR LESS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-18-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1115 East Memorial Drive, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-18-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 05, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as instrument
2016R11978

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-18-INDY

File No.: NCS-1075965-18-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBERED FOUR (4) IN BLOCK NUMBER FORTY-SIX (46) IN MUNCIE NATURAL GAS LAND IMPROVEMENT COMPANY'S SUBDIVISION OF THE GALLIHER AND OHMER TRACTS, AN ADDITION TO THE CITY OF MUNCIE, INDIANA AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-9-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1435 West 8th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-9-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 25, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as Instrument No.
2017R02441

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-9-INDY

File No.: NCS-1075965-9-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBERED 181 IN JOHN J. PERKINS ADDITION TO THE CITY OF MUNCIE, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-7-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1505 West 10th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-7-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: August 09, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owners Policy

Proposed Insured: MVAH Holding LLC, a Georgia limited liability company, a Georgia limited liability company

Proposed Policy Amount: \$1,000.00

(b) ☐ 2006 ALTA® Policy

Proposed Insured:

Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission by virtue of deed recorded as Instrument
2016R12894

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-7-INDY

File No.: NCS-1075965-7-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

Lot 88 in John J. Perkin's Addition to the City of Muncie in Delaware County, Indiana.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-10-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1511 West 7th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-10-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 25, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as Instrument No.
2017R07968

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-10-INDY

File No.: NCS-1075965-10-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBER TWO HUNDRED THIRTY-THREE (233) IN BLOCK NUMBERED FIFTEEN (15) IN THE JOHN J. PERKINS ADDITION TO THE CITY OF MUNCIE, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-5-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1701 West Memorial Drive, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-5-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 18, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

City of Muncie Redevelopment Commission, by virtue of deed recorded as instrument 2016R11991

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-5-INDY

File No.: NCS-1075965-5-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

A PART OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBER ELEVEN (11) IN MCCONNELL'S FIRST ADDITION TO MCCONNELLSVILLE, AS THE SAME IS PLATTED AND RECORDED IN PLAT BOOK 3 AT PAGE 29 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, STATE OF INDIANA, TO-WIT: BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID LOT NUMBER ONE (1), AND RUNNING THENCE WESTWARD ON THE NORTH LINE OF SAID LOTS NUMBERED ONE (1) AND TWO (2) TO A POINT TWO (2) FEET WEST OF THE NORTHEAST CORNER OF SAID LOT NUMBER TWO (2); THENCE RUNNING SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT NUMBER TWO (2) TO A POINT ONE HUNDRED TWO (102) FEET SOUTH OF THE NORTH LINE OF SAID LOT NUMBER TWO (2); THENCE RUNNING EAST PARALLEL WITH THE NORTH LINE OF SAID LOTS, A DISTANCE OF FORTY-TWO(42) FEET TO THE EAST LINE OF SAID LOT NUMBER ONE (1); THENCE NORTH WITH THE EAST LINE OF SAID LOT NUMBER ONE (1) TO THE PLACE OF BEGINNING, A DISTANCE OF ONE HUNDRED TWO (102) FEET,

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-6-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Office Phone: (317)829-6720

Property Address: 1804 West 10th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250, Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-6-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 18, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as instrument 2018R06438

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-6-INDY

File No.: NCS-1075965-6-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBER SEVENTEEN (17) IN BLOCK NUMBER TWENTY-THREE (23) IN ROCHESTER AND UTICA LAND COMPANY'S ADDITION TO THE CITY OF MUNCIE, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-3-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Office Phone: (317)829-6720

Property Address: 1901 West 15th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250, Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-3-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 11, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC, a Georgia limited liability company
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:
City of Muncie Redevelopment Commission by virtue of deed recorded as document 2018R10097
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-3-INDY

File No.: NCS-1075965-3-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBER ONE (1) IN BLOCK NUMBER FOUR (4) IN WOODLAWN PLACE, AN ADDITION TO THE CITY OF MUNCIE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 30, IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-2-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1916 West 17th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-2-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 11, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy

Proposed Insured: MVAH Holding LLC, a Georgia limited liability company, a Georgia limited liability company

Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy

Proposed Insured:None

Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission by virtue of deed recorded as document 2018R15159

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-2-INDY

File No.: NCS-1075965-2-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

A PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10), BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE NORTH LINE OF MCCONNELL AVENUE ONE HUNDRED FIFTY (150) FEET WEST OF A POINT IN SAID NORTH LINE OF SAID STREET FIFTY (50) FEET NORTH OF THE NORTHEAST CORNER OF LOT NUMBER ONE (1) IN BLOCK SIX (6) OF THE ORIGINAL PLAT OF MCCONNELLSVILLE, WHICH PLAT IS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE RECORDS OF DELAWARE COUNTY, INDIANA, RUNNING THENCE NORTH-PARALLEL WITH ROCHESTER AVENUE AS SHOWN ON SAID PLAT, ONE HUNDRED TWENTY (120) FEET, THENCE WEST PARALLEL WITH SAID NORTH LINE OF SAID MCCONNELLE AVENUE, A DISTANCE OF SIXTY-FIVE (65) FEET, THENCE RUNNING SOUTH PARALLEL WITH THE WEST LINE OF SAID ROCHESTER AVENUE, ONE HUNDRED TWENTY (120) FEET, THENCE EAST WITH THE NORTH LINE OF SAID MCCONNELL AVENUE, SIXTY-FIVE (65) FEET TO THE PLACE OF BEGINNING.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-1-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 1933 West 16th Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-1-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 11, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy

Proposed Insured: MVAH Holding LLC, a Georgia limited liability company

Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy

Proposed Insured: None

Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission by virtue of a deed recorded as document
2017R07818.

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-1-INDY

File No.: NCS-1075965-1-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

A PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBERED TEN (10) IN BLOCK FIVE (5) OF THE ORIGINAL PLAT OF MCCONNELLSVILLE, WHICH PLAT IS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA; RUNNING THENCE NORTH ON THE EAST LINE OF SAID LOT (10) AND THE SAID EAST LINE OF SAID LOT EXTENDED NORTH A DISTANCE OF ONE HUNDRED FORTY- NINE (149) FEET TO THE CENTER LINE OF HURST AVENUE AS SHOWN IN SAID PLAT; THENCE WEST ON THE CENTER LINE OF SAID HURST AVENUE FORTY (40) FEET; THENCE SOUTH PARALLEL WITH THE SAID EAST LINE OF SAID LOT AND THE EAST LINE OF SAID LOT EXTENDED SOUTH ONE HUNDRED SIXTY-FIVE (165) FEET; THENCE EAST PARALLEL WITH THE CENTERLINE OF SAID HURST AVENUE FORTY (40) FEET; THENCE NORTH SIXTEEN (16) FEET TO THE POINT OF BEGINNING.

ALSO: A PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION TWENTY (20), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF LOT ELEVEN (11) IN BLOCK FIVE (5) OF THE ORIGINAL PLAT OF MCCONNELLSVILLE, WHICH PLAT IS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE RECORDS OF PLATS OF DELAWARE COUNTY, INDIANA; RUNNING THENCE NORTH ON THE EAST LINE OF SAID LOT ELEVEN (11) IN BLOCK FIVE (5) AND THE EAST LINE OF SAID LOT EXTENDED NORTH A DISTANCE OF ONE HUNDRED FORTY-NINE (149) FEET TO THE CENTERLINE OF HURST AVENUE AS SHOWN ON SAID PLAT; THENCE WEST ON THE CENTERLINE OF SAID HURST AVENUE FORTY (40) FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT AND THE SAID EAST LINE OF SAID LOT EXTENDED SOUTH A DISTANCE OF ONE HUNDRED SIXTY-FIVE (165) FEET; THENCE EAST PARALLEL WITH THE CENTER LINE OF SAID HURST AVENUE FORTY (40) FEET; THENCE NORTH SIXTEEN FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCSW-1075965-11-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 2009 South Walnut Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCSW-1075965-11-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 05, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, Todd Donati, Director, of Delaware County in the
State of Indiana, by virtue of deed recorded as instrument no. 2016R12891.

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCSW-1075965-11-INDY

File No.: NCSW-1075965-11-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBER THREE (3) IN BLOCK NUMBER SIXTY-FOUR (64) IN THE HEATH, LENON AND MITCHELL ADDITION TO THE CITY OF MUNCIE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 151 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-19-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 2104 South Ebright Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-19-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 25, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured:None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

City of Muncie Redevelopment Commission, by virtue of deed recorded as Document No.
2016R11979.

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-19-INDY

File No.: NCS-1075965-19-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBER FORTY-ONE (41) IN BLOCK "H" IN ARCADIA, AN ADDITION TO THE CITY OF MUNCIE, INDIANA.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-4-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 2111 South Port Avenue, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-4-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 18, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as Document No.
2019R07830

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-4-INDY

File No.: NCS-1075965-4-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBERED ONE (1) IN BLOCK NUMBERED NINE (9) IN MCCONNELL'S FIRST ADDITION TO MCCONNELLSVILLE IN PLAT RECORDED MAY 22, 1895 IN BOOK 3, PAGE 29, AN ADDITION TO THE CITY OF MUNCIE, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-13-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services
Office Phone: (317)829-6720
Property Address: 2300 South Mulberry Street, Muncie, IN
47302
Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204
Issuing Office File No.: NCS-1075965-13-INDY
Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott
Phone: (317)616-2217/(317)616-2214
Email: glongere@firstam.com/jwainscott@firstam.com
Title Officer/Assistant: James Shoemaker/
Phone: (317)616-7386/
Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 18, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as Document No.
2016R13773
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-13-INDY

File No.: NCS-1075965-13-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBERED 16 IN BLOCK NUMBERED 176 IN THE MUNCIE NATURAL GAS LAND IMPROVEMENT COMPANY'S SUBDIVISION OF THE GALLIHER AND OHMER TRACTS, AN ADDITION IN PLAT BOOK 2, PAGE 95 TO THE CITY OF MUNCIE, INDIANA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-14-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Office Phone: (317)829-6720

Property Address: 2328 South Walnut Street, Muncie, IN 47302

Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250, Indianapolis, IN 46204

Issuing Office File No.: NCS-1075965-14-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 18, 2021 at 7:30 AM

2. Policy to be issued:

(a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00

(b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of deed recorded as document 2016R12893

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-14-INDY

File No.: NCS-1075965-14-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

LOT NUMBER NINE (9) IN BLOCK NUMBER ONE HUNDRED SEVENTY-SEVEN (177) IN THE MUNCIE NATURAL GAS LAND IMPROVEMENT COMPANY'S SUBDIVISION OF THE GALLIHER AND OHMER TRACTS IN PLAT BOOK 2, PAGE 95 AND ADDITION TO THE CITY OF MUNCIE, INDIANA.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075969-21-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Office Phone: (317)829-6720

Property Address: 3005 West 8th Street, Muncie, IN 47302

Revision No.: Rev. 12/22/2021, Update eff date

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204

Issuing Office File No.: NCS-1075969-21-INDY

Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott

Phone: (317)616-2217/(317)616-2214

Email: glongere@firstam.com/jwainscott@firstam.com

Title Officer/Assistant: James Shoemaker/

Phone: (317)616-7386/

Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: December 09, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Muncie Redevelopment Commission, by virtue of deed recorded as Instrument No. 2020R16759
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075969-21-INDY

File No.: NCS-1075969-21-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 10 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 10 EAST RUNNING THENCE NORTH ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER 869.3 FEET; THENCE EAST AT RIGHT ANGLE TO THE SAID WEST LINE OF THE SOUTHWEST QUARTER 553.5 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF THE SAID SOUTHWEST QUARTER 395.2 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE C.C.C. & ST. L. RAILROAD; THENCE IN A NORTHEASTERLY DIRECTION WITH AN INTERIOR ANGLE OF 102 DEGREES 07 MINUTES AND ON THE SAID SOUTH RIGHT OF WAY LINE 437 FEET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE OF THE SAID SOUTHWEST QUARTER 489.8 FEET; THENCE WEST WITH AN INTERIOR ANGLE OF 89 DEGREES 37 MINUTES 427.3 FEET TO THE POINT OF BEGINNING. ESTIMATED TO CONTAIN 4.341 ACRES, MORE OR LESS.

EXCEPTING, A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 10 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 10 EAST; THENCE NORTH ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER 869.3 FEET; THENCE EAST AND AT RIGHT ANGLES TO THE SAID WEST LINE 553.5 FEET; THENCE NORTH PARALLEL WITH THE SAID WEST LINE 151.0 FEET TO A POINT, WHICH POINT, IS THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH PARALLEL WITH THE SAID WEST LINE 175.0 FEET TO AN EXISTING RIGHT-OF-WAY MARKER FOR THE SOUTH RIGHT-OF-WAY LINE OF EIGHTH STREET; THENCE NORTHEASTERLY ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EIGHTH STREET 218.48 FEET TO AN EXISTING RIGHT-OF-WAY MARKER FOR THE SOUTH LINE OF EIGHTH STREET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE OF THE SAID SOUTHWEST QUARTER 258.6 FEET; THENCE WEST AND AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 104.0 FEET; THENCE NORTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 53 DEGREES 32 MINUTES 44 SECONDS 71.61 FEET; THENCE WEST WITH A DEFLECTION ANGLE TO THE LEFT OF 56 DEGREES 00 MINUTES 00 SECONDS 70.06 FEET TO THE POINT OF BEGINNING. ESTIMATED TO CONTAIN 1.095 ACRES, MORE OR LESS.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-21-INDY

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services
Office Phone: (317)829-6720
Property Address: 1003 East 20th Street, Muncie, IN 47302
Revision No.:

Issuing Office: 211 N. Pennsylvania Street, Suite 1250,
Indianapolis, IN 46204
Issuing Office File No.: NCS-1075965-21-INDY
Escrow Officer/Assistant: Gina Longere/Jeffrey
Wainscott
Phone: (317)616-2217/(317)616-2214
Email: glongere@firstam.com/jwainscott@firstam.com
Title Officer/Assistant: James Shoemaker/
Phone: (317)616-7386/
Email: JShoemaker@firstam.com/

SCHEDULE A

1. Commitment Date: July 25, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owner Policy
Proposed Insured: MVAH Holding LLC
Proposed Policy Amount: \$1,000.00
 - (b) ☒ 2006 ALTA® Lender Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

The City of Muncie Redevelopment Commission, by virtue of the Deed recorded as Instrument No.
2019R03879
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1075965-21-INDY

File No.: NCS-1075965-21-INDY

The Land referred to herein below is situated in the County of Delaware, State of Indiana, and is described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT THREE HUNDRED NINETY-FIVE (395) FEET EAST OF THE EAST LINE OF HACKLEY STREET AND TWO THOUSAND THREE HUNDRED TEN (2,310) FEET NORTH OF THE NORTH LINE OF TWENTY-SIXTH (26TH STREET) RUNNING IN A SOUTHERLY DIRECTION PARALLEL TO THE EAST LINE OF HACKLEY STREET ONE HUNDRED EIGHTY-FIVE (185); THENCE IN AN EASTERLY DIRECTION PARALLEL TO SAID NORTH SIDE OF TWENTY-SIXTH (26TH) STREET FIFTY-TWO (52) FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE SAID EAST LINE OF HACKLEY STREET ONE HUNDRED EIGHTY-FIVE (185) FEET; THENCE IN A WESTERLY DIRECTION PARALLEL TO SAID NORTH LINE OF TWENTY-SIXTH (26TH) STREET FIFTY-TWO (52) FEET TO THE PLACE OF BEGINNING CONTAINING TWENTY-TWO HUNDREDTHS (.22) OF AN ACRE, MORE OR LESS.

EXCEPTING THEREFROM PORTION OF THE LAND CONVEYED TO THE CITY OF MUNCIE, BY THE QUIT CLAIM DEED RECORDED FEBRUARY 10, 2021 AS DOCUMENT NO. 2021R02186, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE PROPERTY DESCRIBED AS INSTRUMENT #2019R03879 RECORDED IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 10 EAST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER AS BEING SOUTH 89°14'03" EAST (ALL LISTED BEARINGS, DISTANCES AND COORDINATE VALUES REFERENCED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE PER NAD83(2011), AND DISTANCES BEING GROUND DISTANCES IN U.S. SURVEY FEET), WITH ALL OTHER BEARINGS HEREIN CONTAINED RELATIVE THERETO; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE SOUTH LINE THEREOF, SOUTH 89°14'03" EAST, A DISTANCE OF 253.80 FEET; THENCE NORTH 00°20'37" EAST, PARALLEL WITH AND 395.00 FEET EAST OF THE EAST LINE OF HACKLEY STREET, A DISTANCE OF 25.0 FEET TO THE NORTH LINE OF 26TH STREET; THENCE CONTINUING NORTH 00°20'37" EAST, PARALLEL WITH AND 395.00 FEET EAST OF THE EAST LINE OF HACKLEY STREET, A DISTANCE OF 2310.00 FEET TO THE NORTHWEST CORNER OF GRANTOR'S LAND, BEING THE POINT OF BEGINNING; THENCE ON THE WEST LINE OF GRANTOR'S LAND, SOUTH 00°20'37" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°14'03" EAST, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 52.00 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE ON SAID EAST LINE, NORTH 00°20'37" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF GRANTOR'S LAND; THENCE ON THE NORTH LINE THEREOF, NORTH 89°14'03" WEST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.03 ACRE (1,300.00 SQ. FT.), MORE OR LESS.

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