

# **Legal and Vesting Product Cover Sheet**

| ORDER INFORMATION  |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
|--|--|---------------------------------------|------------|--|--|--|--|--|--|--|--|--|--|
| FILE/ORDER NUMBER:   | LL-HCBAT-00284   | LEGAL & VESTING                       |            |  |  |  |  |  |  |  |  |  |  |
| BORROWER NAME(S): BLACK DOG PROPERTIES LLC                                     |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| PROPERTY ADDRESS: 4825 WEST 79TH STREET, INDIANAPOLIS, IN 46268                |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| CITY, STATE AND COUNTY:  | COUNTY: INDIANAPOLIS, IN, MARION   |                                       |            |  |  |  |  |  |  |  |  |  |  |
|  | SEARCH INFO  | ORMATION                              |            |  |  |  |  |  |  |  |  |  |  |
| SEARCH DATE:   | 05/09/2024   | 05/09/2024 EFFECTIVE DATE: 05/08/2024 |            |  |  |  |  |  |  |  |  |  |  |
| NAME(S) SEARCHED:  | RCHED: BLACK DOG PROPERTIES LLC  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| ADDRESS/PARCEL SEARCHED: 4825 WEST 79TH STREET, INDIANAPOLIS, IN 46268/6002575 |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| ASSESSMENT INFORMATION   |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| COMMENTS:  |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| CURRENT OWNER VESTING  |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| BLACK DOG PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY                |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| COMMENTS:  |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
|  | VESTING  | DEED                                  |            |  |  |  |  |  |  |  |  |  |  |
| DEED TYPE:   | ED TYPE:  GENERAL WARRANTY DEED  GRANTOR:  JUDD INVESTMENTS, LLC, AN INDIANA LIMITED LIABILITY COMPANY |                                       |            |  |  |  |  |  |  |  |  |  |  |
| DATED DATE:  | TED DATE:  05/09/2018  GRANTEE:  BLACK DOG PROPERTIES, LLC, A INDIANA LIMITED LIABILITY COMPANY        |                                       |            |  |  |  |  |  |  |  |  |  |  |
| BOOK/PAGE:   | N/A  | RECORDED DATE:                        | 05/14/2018 |  |  |  |  |  |  |  |  |  |  |
| INSTRUMENT NO:   | A201800047409  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| COMMENTS:  | COMMENTS:  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| FOR PREAMBLE   |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| CITY/TOWNSHIP/PARISH:  | INDIANAPOLIS   |                                       |            |  |  |  |  |  |  |  |  |  |  |
|  | ADDITIONA  | L NOTES                               |            |  |  |  |  |  |  |  |  |  |  |
|  |  |                                       |            |  |  |  |  |  |  |  |  |  |  |
| I FGAL DESCRIPTION   |  |                                       |            |  |  |  |  |  |  |  |  |  |  |

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 29 MINUTES 50 SECONDS WEST 462.10 FEET (462.17 DEED) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST BOUNDARY OF CONRAIL RAILROAD; THENCE SOUTH 19 DEGREES 16 MINUTES 20 SECONDS EAST 65.64 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE SOUTH BOUNDARY OF WEST 79TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 81 DEGREES 16 MINUTES 57 SECONDS EAST 157.28 FEET ALONG THE BOUNDARY OF SAID WEST 79TH STREET: THENCE ALONG SAID BOUNDARY EASTERLY 159.77 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 5,684.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST AND A LENGTH OF 159.77 FEET TO THE SOUTHWEST BOUNDARY OF THE INTERSECTION 0F SAID WEST 79TH STREET AND GEORGETOWN ROAD; THENCE SOUTH 45 DEGREES 03 MINUTES 52 SECONDS EAST 56.10 FEET (56.44 DEED) ALONG THE BOUNDARY OF SAID INTERSECTION TO THE WEST BOUNDARY OF GEORGETOWN ROAD; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 310.48 FEET (314.87 DEED) ALONG THE BOUNDARY OF SAID GEORGETOWN ROAD; THENCE ALONG SAID BOUNDARY SOUTHERLY 612.26 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2,241.83 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 06 DEGREES 57 MINUTES 29 SECONDS WEST AND A LENGTH OF 511.15 FEET TO THE EAST BOUNDARY OF SAID CONRAIL RAILROAD; THENCE NORTH 19 DEGREES 16 MINUTES 20 SECONDS WEST 880.99 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 3.861 ACRES, MORE OR LESS.

| Parcei Number                |                    |  | Ownersnip         |               |                |            | Transfer o  | t Owne  | ersnip            |                  | Year 20          |            | Card I   |           |               |
|------------------------------|--------------------|--|-------------------|---------------|----------------|------------|-------------|---------|-------------------|------------------|------------------|------------|----------|-----------|---------------|
| 6002575                      |                    |  | Name              |               |                |            | Date        |         |                   | Grantor          |                  | Valid      | Amo      |           | Type          |
| County                       | Marion, IN         |  | BLACK DO          | G PROPERTIE   | SLLC           |            | May 14, 20  | 18 Juc  | dd Investments Ll | C - May 09, 2018 | 8                | Y          | 16       | 10000.00  | Sale          |
| Township                     | PIKE               |  | % MITCH O         |               |                |            | May 14 20   | 18 JUI  | DD INVESTMEN      | TS LLC - Jan 01  | 1900             | Y          |          |           | Straight      |
|                              | I IIXL             |  | 1 /° WII 1 OI 1 O | LOON          |                |            |             |         | ONS FIRST NATION  |                  |                  |            | 16       | 00.000.00 | Cala          |
| Corporation                  |                    |  | 4                 |               |                |            | Jan 02, 19  | -       |                   |                  |                  | N          | 16       | 00000.00  | Sale          |
| District                     |                    |  | _                 |               |                |            | Jan 02, 19  | )()  FR | ANK J.ANDERS      | JN, SHERIFF OF   | MARION - Dec 20, | Y          | 15       | 03408.41  | Sale          |
| Plat                         |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| Мар                          | 19000-30-013       | 3-0                                    | Address           |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| Alt Parcel                   | 49-04-25-105       |  | 4825 W 79T        | T2 H          |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    | 010.000 000                            |                   |               | 1004           |            |             |         |                   |                  |                  |            |          |           | $\overline{}$ |
| Property Class               |                    |  | JINDIANAPC        | LIS, IN 46268 | -1004          |            |             |         |                   |                  |                  |            |          |           |               |
| Tax District                 | 600                |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| Neighborhood                 | 6350907-6-35       | 50-i07                                 |                   |               |                |            |             |         |                   |                  |                  |            |          |           | 1             |
| -                            |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| Davis as a subset A al alone |                    |  | 4                 |               |                |            |             |         |                   |                  |                  | I          |          |           |               |
| Property Addres              |                    |  |                   |               |                |            |             |         |                   | <b>VΔΙΙΙΔ</b>    | TION RECORI      | ח          |          |           |               |
| 4825 W 79TH S1               | Τ                  |  |                   |               |                |            | _           |         |                   | VALUA            |                  |            |          | -1        |               |
| INDIANAPOLIS,                | IN 46268           |  | Account           | 2795301       |                |            | Assessme    |         |                   |                  | 20               | )23        | 202      | 2         | 2021          |
|                              | 0200               |  | Book              |               | Page           |            | Reason fo   | r Chang | ge                |                  |                  |            |          |           |               |
|                              |                    |  |                   |               | raye           |            | _           |         | Home              | stead-C1         |                  | o          |          | o         | 0             |
|                              |                    |  | Legal             |               |                |            |             |         |                   | ential-C2        |                  | 0          |          | 0         |               |
|                              |                    |  | PT E1/2 N         | IE1/4 BEG 4   | 62.17' W TO EF | RLY R/W RR |             | Land    |                   |                  | 407              | 200        | 407.00   | 9         | 270 000       |
|                              |                    |  | l& 66.09' SE      | RI Y AI ONG   | RR TO S R/W 7  | 9TH ST OF  |             | Luna    |                   | Residential-C3   | 407,             | _          | 407,20   | _         | 370,200       |
|                              |                    |  |                   |               | 11' SE56.44' S |            |             |         | Total             | Land             | 407,             | 200        | 407,20   | 0         | 370,200       |
| Topography Pub. l            | Utilities Street o | r Rd. Neighborhood                     |                   |               |                |            |             |         | Home              | stead-C1         |                  | o          |          | o         | 0             |
| Level W                      | ater Pave          | d Improving                            | JIMM025.52        | 11VV004.U/ A  | LONG E R/W R   | n IOBEG    |             |         | Resid             | ential-C2        |                  | 0          |          | n         |               |
| ∐ High ☐ Se                  |                    |  | I                 |               |                |            | Imnr        | oveme   |                   |                  | 0.040            | 200        | 1 000 70 | 7         | 1 562 000     |
|                              |                    |  | I                 |               |                |            |             |         |                   | Residential-C3   | 2,042,           |            | 1,860,70 |           | 1,563,200     |
|                              |                    | 1 1 -                                  |                   |               |                |            |             |         | Total             | lmp              | 2,042,           | 200        | 1,860,70 | 0         | 1,563,200     |
|                              | ectricity Sidev    | ▼                                      |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| Swampy                       | Alley              | Blighted                               |                   |               |                |            |             | Total A | Assessed Va       | lue:             | 2,449,4          | 400        | 2,267,90 | o         | 1,933,400     |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          | •         |               |
| Pro                          | perty Sub (        | Class:                                 | IND WHSE-         | 350           |                |            |             |         |                   |                  | PRINTE           | ED FROM    | MARION ( | COUNTY    | , INDIANA     |
|                              | , , , , , , ,      |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              | Man                | norandum                               |                   |               |                |            |             | LAND    | DATA AND          | COMPLITA         | ATIONS           |            |          |           |               |
|                              | IVIETI             | iorandum                               |                   |               |                |            |             | LAND    | DATA ANL          | COMPUTA          | 4110113          |            |          |           |               |
|                              |                    |  |                   | Lan           | d Actual       | Effective  | Effective   |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   | Тур           |                | Frontage   | Depth       | Facto   | P Base Rate       | Adjusted Rate    | Estimated Value  | Influence  | Factor   | Land      | Value         |
|                              |                    |  |                   | 1 7 7         | Tromage        | Tromage    | Бериі       |         |                   | <del>-</del>     |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           | ŀ             |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   | -             |                |            |             |         |                   | +                |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            | -           |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   | -             |                |            |             |         |                   | +                |                  |            |          |           |               |
|                              |                    |  |                   | -             |                |            |             |         |                   | +                | -                |            |          |           |               |
|                              |                    |  |                   |               |                | Acreag     | e / Sq. Ft. |         | _                 | -                |                  |            |          |           |               |
|                              |                    |  |                   |               | 11             |            | 2.084       |         | 191664.0          | 0 191664.00      | 399430           |            |          |           | 399430        |
|                              |                    |  |                   |               | 14             |            | 1.800       |         |                   |                  |                  |            | +        |           |               |
|                              |                    |  |                   | -             | 14             |            | 1.800       |         | 4312.4            | 4312.44          | 7760             |            |          |           | 7760          |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              |                    |  |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
|                              | La                 | nd Type                                |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| F Front Lot                  |                    | 81 Legal Ditch                         |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| F Front Lot<br>R Rear Lot    |                    | 81 Legal Ditch<br>82 Public Road       |                   |               |                |            |             |         |                   | +                |                  |            |          |           |               |
| 1 Comm. Ind. La              | nd                 | 82 Public Road<br>83 Utility Trans. To | wer               | -             |                |            |             |         |                   | +                |                  |            |          |           |               |
| 11 Primary                   |                    | 9 Homesite                             | 7VV C1            |               |                |            |             |         |                   | 4                |                  |            |          |           |               |
| 12 Secondary                 | /                  | 91 Res. Excess Ac                      | eres              |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| 13 Undevelop                 |                    | 92 Ag Excess Acre                      |                   |               |                |            |             | _       |                   |                  |                  | <u> </u>   |          |           |               |
| 14 Undevelop                 |                    |  |                   |               |                |            |             |         |                   | 1                |                  |            |          |           |               |
| 2 Classified Land            | d                  | Influence Factors                      |                   |               |                |            |             |         |                   | +                |                  |            | +        |           |               |
| 3 Undeveloped L              | Land               |  | isimprovement     | -             |                |            |             |         |                   | +                | -                |            |          |           |               |
| 4 Tillable Land              |                    | Topography 6 Re                        | estrictions       |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| 5 Non-tillable Lar           | nd 2               | Under Improved 7 Tr                    | affic Flow        |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| 6 Woodland                   | ام                 | Excess Frontage 8 Vi                   |                   |               |                |            |             |         |                   |                  |                  |            |          |           |               |
| 7 Other Farmland             | ٠ <u>ا</u>         | •                                      | I .               |               | Total Acreage  |            | 3.88        |         |                   |                  | -                | Total Land | l Value  |           | 407200        |
| 8 Ag Support Lar             | na <u>[4</u>       | Shape or Size 9 Co                     | JIHEF IIII.       |               | . Otal Acreage | 1          | 0.00        |         |                   |                  |                  | . Jui Lail |          |           | 707200        |

| Roof Type             |                    |                | .          |         |             |          |       | Sko   | tah  |           |        |            |      |          | Use      |              |          | M         | :Genera                                 |                | I:Industrial |                | I:Light  | I:Smal    | l Shop -    |
|-----------------------|--------------------|----------------|------------|---------|-------------|----------|-------|-------|------|-----------|--------|------------|------|----------|----------|--------------|----------|-----------|---|----------------|--------------|----------------|----------|-----------|-------------|
| BUILT-UP              |                    | [              |            |         |             |          |       | Ske   | lCII |           |        |            |      |          | Prici    | ng Key       |          |           | GCI                                     | М              | GC           | 4              | GCI      |           | GCI         |
| Walls                 |                    |                | Parcel I   | Number  | 6002575     |          |       |       |      | Com       | mercia | I Card 1   |      |          | S.F.     | Area         |          |           | 92                                      | :0             | 2420         | )              | 18400    |           | 160         |
| Frame or equal        |                    |                | V          |         |             |          |       |       |      |           |        | ,          |      |          | Effe     | ctive Perim  | eter L/F | :         | 65                                      | 8              | 658          | 5              | 658      |           | 658         |
| Brick or equal        |                    |                | ×          |         |             |          |       |       |      |           |        |            |      |          | P.A.     | R            |          |           |   | 3              | 3            | ;              | 3        |           | 3           |
| Metal or equal        |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Aver     | age Size /   | Units    |           | 920 /                                   | 1              | 2420 / 1     | 1/             | 8400 / 1 |           | 160 / 1     |
| Open                  |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Sect     | ion Level    |          | HT.       | RATE                                    | H1             | Γ. RATE      | HT.            | RATE     | HT.       | RATE        |
| Framing               |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | 1        |              |          | 24        |   | _              |              | +              |          |           |             |
| Wood Joist            |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | 1        |              |          |           | + • • • • • • • • • • • • • • • • • • • | _              | 24 73.28     | ,              |          |           |             |
| Fire Resistant        |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | 1        |              |          |           | +                                       | +              | 24 / 3.20    |                | 40.40    |           | <del></del> |
| Fireproof Steel       |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | 1        |              |          |           |   | _              |              | 24             | 42.13    |           |             |
| Reinf. Concrete       | 7                  |                |            |         |             |          |       |       |      |           |        |            |      |          | 1        |              |          |           |   |                |              | $oxed{oxed}$   |          | 24        | 43.01       |
| Flooring              | <b>           </b> | <b>V</b>       |            |         |             |          |       |       |      |           |        |            |      |          | Fram     | ne / PE Adj. | [+ -]    |           | 14.3                                    | 4              | 13.96        | اد             | 16.33    |           | 14.73       |
| Softwood              |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Wall     | Ht. Adj.     | [+ -]    |           | 3.4                                     | 8              | 8.52         | Ž              | 0.00     |           | 3.56        |
| Hardwood              |                    | HH             |            |         |             |          |       |       |      |           |        |            |      |          |          | E PRICE      |          |           | 79.0                                    | 1              | 95.76        |                | 58.46    |           | 61.30       |
| Parquet               |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | B.P.     |              |          |           | 1.0                                     | _              | 1.00         | _              | 1.00     |           | 1.00        |
| Carpet                | HH                 |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          | _         |   | _              |              | +              |          |           |             |
| Unfinished            | 님 님                | $=$ $=$ $\Box$ |            |         |             |          |       |       |      |           |        |            |      |          | Sub-     |              |          |           | 79.0                                    | _              | 95.76        |                | 58.46    |           | 61.30       |
|                       | HH                 |                |            |         |             |          |       |       |      |           |        |            |      |          | Ceili    | ng           |          |           | 0.0                                     | 0              | 0.00         |                | 0.00     |           | 0.00        |
| Other                 |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Inter    | ior Finish   |          |           | -2.5                                    | 1              | -2.95        | j              | 0.00     |           | -0.29       |
| Finish Type           |                    |                | 1          |         |             |          |       |       |      |           |        |            |      |          | Divis    | sion Walls   |          |           | -1.4                                    | 7              | 0.00         | ,              | 0.00     |           | 0.00        |
| Unfinished            |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Ligh     | tina         |          |           | 0.0                                     | 0              | 0.00         | j              | 0.00     |           | 0.00        |
| Semifinished          |                    |                | 1          |         |             |          |       |       |      |           |        |            |      |          |          | ing/Air Cor  | nd       |           | 0.00/0.0                                |                | 0.00/0.00    |                | .00/0.00 | <u> </u>  | .00/4.23    |
| Finished Open         |                    |                | 1          |         |             |          |       |       |      |           |        |            |      |          |          |              | ıu.      | +         |   | _              |              |                |          |           |             |
| Finished Divided      |                    |                | 1          |         |             |          |       |       |      |           |        |            |      |          | Spri     |              |          | _         | 0.0                                     |                | 0.00         |                | 0.00     |           | 0.00        |
| Heating & Air Conditi | oning              |                |            |         |             |          |       |       |      |           |        |            |      |          |          | Price        |          |           | 75.0                                    | _              | 92.81        |                | 58.46    |           | 65.24       |
| No Heating            |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Area     | l            |          |           | 92                                      | :0             | 2420         | 1              | 18400    |           | 160         |
| Central Warm Air      |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Sub-     | total        |          |           | 6903                                    | 0              | 224600       | 1              | 075660   |           | 10440       |
| Hot Water or Steam    |                    | ΠП             |            |         |             |          |       |       |      |           |        |            |      |          | Plun     | nbing        |          |           |   | 1              |              |                | 42600    |           |             |
| Unit Heating          |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          | Finish       |          |           |   | 1              |              | $\vdash$       |          |           |             |
| Central Air           |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          | _         |   | <del>-  </del> | 100000       | ,—             |          |           | 0           |
| Package or Unit Air   |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | <u> </u> | ial Feature  |          |           |   | 4              | 126280       | <del>1</del> — | U        |           |             |
| Sprinkler             | HH                 | HH             |            |         |             |          |       |       |      |           |        |            |      |          |          | rior Featur  | es       |           |   |                |              | —              |          |           |             |
| Plumbing              |                    | TF             | .          |         |             |          |       |       |      |           |        |            |      |          | TOT      | AL BASE      |          |           | 6903                                    | 0              | 350880       | 1 1            | 118260   |           | 10440       |
|                       | #                  | IF             |            |         |             |          |       |       |      |           |        |            |      |          | Grac     | le Factor    |          |           | 1.1                                     | 0              | 1.10         | ,              | 1.10     |           | 1.10        |
| Full Baths            |                    |                |            |         |             |          |       |       |      |           |        |            |      |          | Loca     | tion Multip  | lier     |           | 1.0                                     | 0              | 1.00         | j              | 1.00     |           | 1.00        |
| Half Baths            |                    | 0.5            |            |         |             |          |       |       |      |           |        |            |      |          |          | oduction C   |          |           | 7593                                    | _              | 385970       | 1              | 230090   |           | 11480       |
| Extra fixtures        |                    | 25             |            |         |             |          |       |       |      |           |        |            |      |          | <u> </u> | Dep/ Yr B    |          | 1 25/     | 2004 /                                  | _              | 7 / 2004 / A |                | 2004 / A | 45 /      | 2004 / A    |
|                       | Tota               | 25             |            |         |             |          |       |       |      |           |        |            |      |          |          | •            | it /Conc | 25/       | 2004 / .                                | ^ 3            | 1 / 2004 / F | 23/2           | 2004 / A | 437       |             |
| Other Fixtures        |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          | olescence    |          |           |   | 0              |              | 4—             | 0        |           | 0           |
|                       | F E                | s ss           | L          |         |             |          |       |       |      |           |        |            |      |          | Rem      | ainder Valu  | ıe       |           | 5695                                    | 0              | 243160       | 1              | 922570   |           | 6310        |
| Cicular 36"           |                    |                |            |         |             |          |       |       |      |           | CI     | IRABA A DV | , 01 |          | OVE      | MENTO        |          |           |   |                |              |                |          |           |             |
| Circular 54"          |                    |                |            |         |             |          |       |       |      |           | 50     | JMMARY     | O i  | - IIVIPK | OVE      | MENIS        |          |           |   |                |              |                |          |           |             |
| Semi-circular 36"     |                    |                | 11         | lse l   | Ht. Const   | Grd      | Year  | Efftv |      | Base Rate | Feat   | Adj Rate   | No.  | Size or  | LCM      | Rplc Cost    | Dep      | REM Val   | %                                       | Trend          | True Ta      | x Value        | Val A    | dj. / Sou | nd Val      |
| Semi-circular 54"     |                    |                |            |         | Туре        | Giu      | Const | Year  | Cnd  | Dase nate | leat   | Auj nate   | Un.  | Area     |          |              | Obs      |           | Cmp                                     | Facto          | r   "ue la   | A Value        | Val. A   | ,. / 30u  | iiu val.    |
| Industrial Gang Sinks | •                  |                | Building   |         |             |          |       |       |      |           |        |            |      | 21900    | 1.00     |              |          | 1228990   | 100                                     | 16             | 64           | 2015500        |          |           |             |
| 4' long, 4 man        |                    |                | Paving -A  | Asph    | 5 2-in on 5 | 5 C      | 2004  | 2004  | Α    | 2.57      | 0      | 2.57       | 1    | 22681    | 1.00     | 58290        | 80/      |           |   | 16             |              | 19100          |          |           |             |
| 8' long 8 man         |                    |                | Paving -C  |         | 44-in       | C        |       |       | Δ    | 4.22      |        | 4.22       | 1    | 4x0      | 1.00     | 19240        |          |           |   | 16             |              | 6300           |          |           |             |
| Shower-Column         |                    | -              | Patio-Coi  |         | 0 NA        | C        |       |       | Δ    | 1000.00   |        | 5.78       | 1    | 173      |          | 1000         |          |           |   | 16             |              | 1300           |          |           |             |
| Circular, 5 per       |                    |                | 1 4110 001 |         | 31171       | <b>⊤</b> |       | 2004  |      | 1000.00   | T -    | 3.70       |      | 170      | 1.00     | 1000         | 10/      | 020       | 100                                     | - 10           | -            | .000           |          |           |             |
| Semi-circular, 3 per  | +                  |                |            | +       |             | 1        |       |       |      |           |        |            |      |          | + +      |              | -        |           | + +                                     |                |              | $\overline{}$  |          |           |             |
| Corner, 2 per         | +                  |                |            | +       |             | 1        |       |       |      |           | -      |            |      |          | + +      |              |          |           | + +                                     |                |              |                |          |           |             |
| Shower Multi-Stall    |                    |                |            | -       |             |          |       |       |      |           |        |            |      |          |          |              |          |           | + +                                     |                |              |                |          |           |             |
| Circular, 5 per       |                    |                | -          |         | -           | 1        |       |       |      |           | -      |            |      |          | $\vdash$ |              | -        |           | +                                       |                |              |                |          |           |             |
| Semi-circular, 3 per  | _                  |                |            |         |             | -        |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| Corner, 2 per         | -                  |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| Corrier, 2 per        |                    | #Eiv+          |            |         |             |          |       |       |      | SUMMA     | ARY O  | F SPECIAL  |      |          |          |              |          | ES        |   |                |              |                |          |           |             |
| Cong Chower Head-     |                    | #Fixtures      | Mez        | zanine- | 0 Wood      | C++      | 2004  | 2004  | Α    |           |        | 36.08      | 1    | 3500     | 1.00     | 126280       | )        | 1         |   |                |              |                |          |           |             |
| Gang Shower Heads     |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| Drinking Fountains    |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| Refrigerated Water Co |                    | 2              |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| with Hot & Cold Wa    | ter                |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| Emergency Shower      |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
| Eye Wash              |                    |                |            |         |             | 1        |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
|                       |                    |                |            |         |             | 1        |       |       |      |           |        |            |      |          |          |              |          |           |   |                |              |                |          |           |             |
|                       |                    |                |            |         | - 1         | 1        |       |       |      | 1         |        |            |      |          |          |              |          | Card Imp  | roveme                                  | ent Tot        | al           | 2042230        |          |           |             |
|                       |                    |                |            |         |             |          |       |       |      |           |        |            |      |          |          |              |          | Total Imp |   |                |              | 2042230        |          |           |             |
|                       |                    |                | _          |         |             |          |       |       |      |           |        |            |      |          |          |              |          | P .       |   |                |              |                |          |           |             |

2

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
May 14 2018 AM 11:20
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-011457979 bC

## A201800047409

05/14/2018 11:23 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 4
By: ER

## GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Judd Investments, LLC, an Indiana limited liability company ("Grantor"), CONVEYS AND WARRANTS to Black Dog Properties, LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, certain real estate located in Marion County, in the State of Indiana, more particularly described in Exhibit A, attached hereto and by reference made a part hereof (the "Real Estate").

THIS CONVEYANCE IS MADE, and the Real Estate is SUBJECT TO:

- real estate taxes and public assessments due and payable after the closing on the conveyance, and all such taxes and assessments payable thereafter; and
- (2) all covenants, agreements, easements, restrictions and rights of way of record.

Remainder of Page Intentionally Left Blank. Signature Page Follows.

When Recorded Return To:

First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS

Marion County Assessor May 11 2018 Received MB

| IN WITNESS WHEREOF, Grantor has caused this deed to be executed this day of   |
|---|
| May , 2018.   |
| GRANTOR: Judd Investments, LLC, an Indiana limited liability company  |
| Printed: Gene Jul   |
| Its: Member   |
| STATE OF Indiana)  COUNTY OF Minn  SS:  |
| Before me, a Notary Public in and for said County and State, personally appeared give Judd, who being first duly sworn by me upon his/her oath, acknowledged execution of the foregoing, stated that he/she is the Mullion of Judd Investments, LLC, an Indiana limited liability company that he/she is duly authorized to execute the foregoing on its behalf, and who having been duly sworn stated that the representations therein are true. |
| WITNESS my hand and Notarial Seal this day of, 2018.  |
| NOTARY NOTARY NOTARY Public Notary Public   |

Tax Parcel Number(s): 6002575 / State ID: 49-04-25-105-010.000-6000.

Address of Transferred Property: 4825 W. 79th Street, Indianapolis, IN 46268.

Grantee's Address for Mailing of Tax Statements and Recorded Deed:

Black Dog Properties
1298 E US Highway 136 Ste D
Pitt shore, IN 46167

THIS INSTRUMENT PREPARED BY: Patrick M. Rooney, Attorney at Law 1638 Shelby Street, Suite 101 Indianapolis, Indiana 46203 pmrooney1@gmail.com; 317.445.9956 I affirm under penalties for perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. /s/ Patrick M. Rooney

1 of 1 5/10/2024, 12:23 AM

## Exhibit A

# Legal Description of Real Estate

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 29 MINUTES 50 SECONDS WEST 462.10 FEET (462.17 DEED) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST BOUNDARY OF CONRAIL RAILROAD; THENCE SOUTH 19 DEGREES 16 MINUTES 20 SECONDS EAST 65.64 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE SOUTH BOUNDARY OF WEST 79TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 81 DEGREES 16 MINUTES 57 SECONDS EAST 157.28 FEET ALONG THE BOUNDARY OF SAID WEST 79TH STREET; THENCE ALONG SAID BOUNDARY EASTERLY 159.77 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 5,684.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST AND A LENGTH OF 159.77 FEET TO THE SOUTHWEST BOUNDARY OF THE INTERSECTION OF SAID WEST 79TH STREET AND GEORGETOWN ROAD; THENCE SOUTH 45 DEGREES 03 MINUTES 52 SECONDS EAST 56.10 FEET (56.44 DEED) ALONG THE BOUNDARY OF SAID INTERSECTION TO THE WEST BOUNDARY OF GEORGETOWN ROAD; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 310.48 FEET (314.87 DEED) ALONG THE BOUNDARY OF SAID GEORGETOWN ROAD; THENCE ALONG SAID BOUNDARY SOUTHERLY 612.26 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2,241.83 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 06 DEGREES 57 MINUTES 29 SECONDS WEST AND A LENGTH OF 511.15 FEET TO THE EAST BOUNDARY OF SAID CONRAIL RAILROAD; THENCE NORTH 19 DEGREES 16 MINUTES 20 SECONDS WEST 880.99 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 3.861 ACRES, MORE OR LESS.

5/10/2024, 12:24 AM

DataSource: Marion, IN

Criteria: Party Name = BLACK DOG PROPERTIES

Last Indexed Date: 05/08/2024

Last Verified Date: 05/06/2024

| RecDate    | DocDate    | DocNumber     | DocType  | Last Name            | First Name | Party Type |
|------------|------------|---------------|----------|----------------------|------------|------------|
| 05/09/2024 |            | A202400036278 | MORTGAGE | BLACK DOG PROPERTIES |            | GRANTEE    |
| 05/21/2020 |            | A202000051250 | ASSIGNME | BLACK DOG PROPERTIES |            | GRANTOR    |
| 05/21/2020 |            | A202000051249 | MORTGAGE | BLACK DOG PROPERTIES |            | GRANTOR    |
| 07/02/2019 |            | A201900060313 | MORTGAGE | BLACK DOG PROPERTIES |            | GRANTOR    |
| 05/28/2019 | 10/10/2018 | A201900047248 | MORTGAGE | BLACK DOG PROPERTIES |            | GRANTOR    |
| 05/14/2018 | 05/09/2018 | A201800047410 | MORTGAGE | BLACK DOG PROPERTIES |            | GRANTOR    |
| 05/14/2018 | 05/09/2018 | A201800047409 | DEED     | BLACK DOG PROPERTIES |            | GRANTEE    |
| 05/03/2018 | 03/29/2018 | A201800044007 | MISC     | BLACK DOG PROPERTIES |            | GRANTOR    |