

## **Exhibit "A" Legal Descriptions**

### **TRACT "A"**

Part of the Northeast Quarter and part of the Southeast Quarter of Section 21, Township 20 North, Range 9 East of the Second Principal Meridian, Mount Pleasant Township, Delaware County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-214, dated September 4, 2019, more particularly described as follows:

COMMENCING at the southeast corner of said Northeast Quarter, said point being marked by a Harrison monument; thence South 89 degrees 56 minutes 48 seconds West (grid bearing based upon Indiana Geospatial Coordinate System (InGCS) - "Delaware" Zone, NAD83, 2011, EPOCH 2010.0000) along the south line of the East Half of the East Half of said Northeast Quarter a distance of 663.78 feet to the southeast corner of the West Half of the East Half of said Northeast Quarter and the POINT OF BEGINNING, said point being marked by a 5/8-inch rebar with yellow cap stamped "HWC ENGINEERING FIRM #0114", said point being also the southwest corner of a tract of land conveyed to Kevin C. Swain and Trudy L. Swain, husband and wife, as described in Instrument Number 1998R26566 in the Office of the Recorder of Delaware County, Indiana, the following three (3) courses being along the westerly lines of said tract; (1) thence North 01 degree 29 minutes 29 seconds East along the east line of said West Half of said East Half of said Northeast Quarter a distance of 43.00 feet; (2) thence North 32 degrees 35 minutes 43 seconds West a distance of 474.09 feet (472.25 feet per deed); (3) thence North 57 degrees 27 minutes 08 seconds East parallel with the northwest right-of-way of State Road 32 a distance of 320.64 feet to said east line; thence North 01 degree 29 minutes 29 seconds East along said east line a distance of 354.73 feet to the southeast corner of a tract of land conveyed to the Town of Yorktown as described in Instrument Number 2014R02422 in said Recorder's Office, said corner lying North 01 degree 29 minutes 29 seconds East a distance of 969.85 feet from said southeast corner of said West Half of said East Half of said Northeast Quarter, the following three (3) courses being along the south lines of said Town of Yorktown tract; (1) thence North 86 degrees 33 minutes 07 seconds West a distance of 497.98 feet; (2) thence North 01 degree 29 minutes 29 seconds East a distance of 55.00 feet; (3) thence South 85 degrees 58 minutes 59 seconds West a distance of 783.81 feet (773.96 feet per deed) to a 5/8-inch rebar with yellow cap stamped "HWC ENGINEERING FIRM #0114" on the west line of a tract of land described in Deed Record 397, Page 84 in said Recorder's Office; thence South 00 degrees 03 minutes 49 seconds East along

having a radius of 2,864.79 feet; thence northeasterly along said centerline and said curve an arc distance of 317.70 feet, said curve being subtended by a chord bearing North 60 degrees 37 minutes 45 seconds East, a chord distance of 317.54 feet; thence continuing along said centerline North 57 degrees 27 minutes 08 seconds East a distance of 578.42 feet to the intersection of said centerline with the south line of the East Half of the East Half of said Northeast Quarter; thence South 89 degrees 56 minutes 48 seconds West along said south line a distance of 103.69 feet to the POINT OF BEGINNING, containing 31.861 acres, more or less. Subject to an apparent 25-foot half right-of-way along State Road 32 which contains 0.499 acres, more or less. Containing 31.362 acres, more or less, lying outside of the apparent right-of-way of State Road 32.

#### **TRACT "B"**

Part of the Southeast Quarter of Section 21, Township 20 North, Range 9 East of the Second Principal Meridian, Mount Pleasant Township, Delaware County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-214, dated September 4, 2019, more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter, said point being marked by a Harrison monument; thence South 00 degrees 16 minutes 25 seconds East (grid bearing based upon Indiana Geospatial Coordinate System (InGCS) - "Delaware" Zone, NAD83, 2011, EPOCH 2010.0000) along the east line of said Southeast Quarter a distance of 319.00 feet to the northeast corner of a tract of land conveyed to Yorktown Grocery Management LLC as described in Instrument Number 2012R12288 in the Office of the Recorder of Delaware County, Indiana, the following two (2) courses being along the north and west lines of said tract; (1) thence South 77 degrees 55 minutes 50 seconds West a distance of 892.42 feet to the POINT OF BEGINNING; (2) thence South 12 degrees 09 minutes 48 seconds East a distance of 1817.30 feet to the northwesterly right-of-way of the CSX Railroad; thence South 44 degrees 20 minutes 02 seconds West along said right-of-way a distance of 513.88 feet to the south line of the East Half of said Southeast Quarter; thence North 89 degrees 56 minutes 37 seconds West along said south line a distance of 462.22 feet to the southwest corner of said East Half of said Southeast Quarter, marked by a 5/8-inch rebar with yellow cap stamped "HWC ENGINEERING FIRM #0114"; thence North 00 degrees 23 minutes 18 seconds West along the west line of said East Half of said Southeast Quarter a distance of 1294.39 feet to the southwest corner of a tract of land conveyed to Yorktown Christian Church as described in Instrument Number 2000R00129 in said Recorder's Office, the following three (3) courses being along the south and

east lines of said tract; (1) thence North 89 degrees 36 minutes 42 seconds East a distance of 243.14 feet; (2) thence North 00 degrees 23 minutes 18 seconds West a distance of 826.25 feet; (3) thence North 30 degrees 22 minutes 12 seconds West a distance of 167.01 feet to a point in the centerline of State Road 32 as shown per Indiana Department of Transportation FA Project No. 72-Sec. "B" plans dated 1923, said point being on a non-tangent curve to the left having a radius of 2,864.79 feet; thence northeasterly along said curve an arc distance of 50.46 feet, said curve being subtended by a chord bearing North 59 degrees 41 minutes 50 seconds East, a chord distance of 50.46 feet, to the northwest corner of a tract of land conveyed to Michael J. Condon and Constance Condon, husband and wife, as described in Instrument Number 1987R06759 in said Recorder's Office, the following two (2) courses being along the west and south lines of said tract; (1) thence South 29 degrees 58 minutes 39 seconds East a distance of 171.60 feet; (2) thence North 67 degrees 48 minutes 31 seconds East a distance of 157.60 feet to the west line of a tract of land conveyed to Robert M. Gamble, Jr. as described in Instrument Number 2014R02621 in said Recorder's Office, the following two (2) courses being along the west lines of said tract; (1) thence South 22 degrees 45 minutes 52 seconds East a distance of 32.70 feet; (2) thence South 12 degrees 09 minutes 48 seconds East a distance of 29.58 feet (30.0 feet per deed) to the POINT OF BEGINNING, containing 27.019 acres, more or less. Subject to an apparent 25-foot half right-of-way along State Road 32 which contains 0.029 acres, more or less. Containing 26.990 acres, more or less, lying outside of the apparent right-of-way of State Road 32.

#### **TRACT "C"**

Part of the Northeast Quarter of Section 21, Township 20 North, Range 9 East of the Second Principal Meridian, Mount Pleasant Township, Delaware County, Indiana, based upon a survey prepared by Michael G. Judi, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-214-S, dated September 4, 2019, more particularly described as follows:

COMMENCING at the southeast corner of said Northeast Quarter, said point being marked by a Harrison monument; thence South 89 degrees 56 minutes 48 seconds West (grid bearing based upon Indiana Geospatial Coordinate System (InGCS) - "Delaware" Zone, NAD83, 2011, EPOCH 2010.0000) along the south line of the East Half of the East Half of said Northeast Quarter a distance of 663.78 feet to the southeast corner of the West Half of the East Half of said Northeast Quarter and the POINT OF BEGINNING, said point being marked by a 5/8-inch rebar with yellow cap stamped "HWC ENGINEERING FIRM #0114";

thence North 01 degrees 29 minutes 29 seconds East along the east line of said West Half of said East Half of said Northeast Quarter a distance of 43.00 feet; thence North 32 degrees 35 minutes 43 seconds West a distance of 474.09 feet (474.25 feet per deed); thence North 57 degrees 27 minutes 08 seconds East parallel with the northwest right-of-way of State Road 32 a distance of 320.64 feet to a point in said east line; thence South 32 degrees 32 minutes 52 seconds East a distance of 253.42 feet; thence South 56 degrees 17 minutes 48 seconds West a distance of 235.90 feet; thence South 29 degrees 43 minutes 37 seconds East a distance of 267.57 feet (272.88 feet per deed) to said northwest right-of-way of said State Road 32; thence South 57 degrees 27 minutes 08 seconds West along said right-of-way a distance of 70.64 feet (71.62 feet per deed) to said south line of said East half of said East Half of said Northwest Quarter; thence South 89 degrees 56 minutes 48 seconds West along said south line a distance of 29.23 feet (28.7 feet per deed) to the POINT OF BEGINNING, containing 2.379 acres, more or less.



EXHIBIT "B"

