

**PLAINFIELD REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2022-10**

**RESOLUTION OF THE PLAINFIELD REDEVELOPMENT COMMISSION  
AUTHORIZING THE EXECUTION OF A LEASE BETWEEN THE PLAINFIELD  
REDEVELOPMENT AUTHORITY AND THE PLAINFIELD REDEVELOPMENT  
COMMISSION, PLEDGING THE PROCEEDS OF A SPECIAL TAX TO PAY LEASE  
RENTALS, AND ALL MATTERS RELATED THERETO**

WHEREAS, the Plainfield Redevelopment Authority (the “Authority”) has been established pursuant to the applicable provisions of I.C. 36-7-14.5 as a separate body corporate and politic, and as an instrumentality of Plainfield, Indiana (the “Town”), to finance local public improvements for lease to the Plainfield Redevelopment Commission (the “Commission”), the governing body of the Redevelopment District of the Town (the “District”); and

WHEREAS, the Authority did, on July 7, 2022, at a duly advertised and noticed public meeting, adopt its Resolution No. 2022-01, whereby the Authority (a) stated its intent to issue its Plainfield Redevelopment Authority Taxable Lease Rental Revenue Bonds of 2022, Series C (Hobbs Station Project) (the “Bonds”) in one (1) or more series in an aggregate issued amount not to exceed Twenty-Six Million Dollars (\$26,000,000), to (i) finance all or a portion of the acquisition, construction and development of certain local public improvements related to a mixed-use real estate development to be known informally as “Hobbs Station” (the “Project”), (ii) pay any capitalized interest on the Bonds, (iii) fund a debt service reserve or pay the premium for a debt service reserve surety, and (iv) pay costs incurred in connection with the issuance of the Bonds; and (b) approved the form of a proposed lease agreement (the “Lease”) for the lease of a portion of the Project and the real estate on which a portion of the Project is located thereon (the “Project Leased Premises”) and several parcels of additional real estate which have been or will be acquired by the Authority (the “Temporary Leased Premises”) (the Project Leased Premises and the Temporary Leased Premises are together collectively, the “Leased Premises”) by the Authority to the Commission; and

WHEREAS upon completion of the Project, it is anticipated that the Lease will be amended such that the Temporary Leased Premises will be removed from the definition of the Leased Premises and replaced with the Project Leased Premises, such Project Leased Premises to be deeded to the Authority; and

WHEREAS, the Town will sell all or a portion of the real estate comprising the Leased Premises to the Authority and use proceeds from the sale of such real estate to loan to Hobbs Station Industrial QOZB, LLC and Hobbs Station MU Multifamily QOZB, LLC, or an affiliate thereof to develop the Project; and

WHEREAS, the Lease shall be in substantially the form as presented to the Commission and included in the minutes of the meeting held on this date; and

WHEREAS, the Project is located in the geographical boundaries of the District; and

WHEREAS, on July 7, 2022, the Commission at a duly advertised and noticed public meeting, adopted its Resolution No. 2022-07 approving the form of the Lease, and the Commission scheduled a public hearing regarding the Lease and published notice of such public hearing on the Lease in accordance with applicable Indiana law; and

WHEREAS, on this date, said public hearing has been held, and all interested parties have been provided the opportunity to be heard at the hearing; and

WHEREAS, the Commission intends to pay rent to the Authority (the “Rental Payments”) pursuant to the terms of the Lease, at a rate not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000) per year in semiannual installments with a term no longer than twenty-six (26) years, beginning on the date the Authority acquires an interest in the Leased Premises, and ending on the day prior to a date not later than twenty-six (26) years after such date of acquisition by the Authority; and

WHEREAS, the Rental Payments shall be paid from and secured by an irrevocable pledge of the proceeds of a special benefits tax (an ad valorem property tax) to be levied on all taxable property in the District pursuant to Indiana Code 36-7-14-27 (the “Special Tax”), which will be levied and used to pay the rentals in the event that other available revenues of the Commission, or other revenues otherwise pledged to the Bonds, are insufficient; and

WHEREAS, the Commission seeks to execute the Lease and authorize the publication, in accordance with the provisions of I.C. §36-7-14-25.2(d), of a Notice of Execution of Lease.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, AS FOLLOWS:**

SECTION ONE. The Commission hereby finds and determines that (i) the terms of the Lease are based upon the value of the Leased Premises, that the Rental Payments to be paid by the Commission, pursuant to the terms of the Lease, at a rate not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000) per year in semiannual installments with a term no longer than twenty-six (26) years, beginning on the date the Authority acquires an interest in the Leased Premises, and ending on the day prior to a date not later than twenty-six (26) years after such date of acquisition by the Authority, are fair and reasonable, (ii) the use of the Leased Premises throughout the term of the Lease will serve the public purposes of the Town and is in the best interests of its residents, and (iii) the execution and delivery of the Lease is needed. The maximum interest rate on the Bonds shall be eight and one-half percent (8.5%) per annum for taxable bonds; and the Bonds shall be callable no sooner than five (5) years after their date of issuance with the exact redemption dates to be established by the Authority, with the advice of the Authority’s municipal advisor prior to the sale of the Bonds.

SECTION TWO. The Rental Payments shall be paid from and secured by the proceeds of the Special Tax, which is hereby irrevocably pledged to make the Rental Payments under the Lease. The Special Tax will be levied and used to pay the Rental Payments in the event that other available revenues of the Commission and other revenues pledged toward repayment of the Bonds are insufficient. The Commission may pay the Rental Payments or any other amounts due under the Lease from any other revenues legally available to the Commission, including, but not limited to, incremental property tax revenues received by the Commission from one or more allocation areas in the District pursuant to Indiana Code 36-7-14-39; provided, however, the Commission shall be under no obligation to pay any the Rental Payments or any other amounts due under the Lease

from any moneys or properties of the Commission, except the Special Tax revenues received by the Commission. To the extent that other available funds are used to pay the Lease Rentals, the funds shall be deposited into the 2022C Lease Payment Account of the Redevelopment District Bond Fund, which is hereby established.

Each year on July 1, or when the Commission prepares its budget, the Commission shall estimate the amount of available revenues expected to be collected and deposited into the 2022C Lease Payment Account in the subsequent calendar year. To the extent that the available revenues together with the funds on deposit in the 2022C Lease Payment Account and the funds held under the trust indenture (the "Trust Indenture") securing the Bonds (the "Funds on Deposit") are not available or are not expected to be available on the dates on which the Rental Payments are due in the subsequent bond year for which the budget is being prepared, the Commission shall annually levy the Special Tax on all taxable property in the District in an amount sufficient, when combined with the Funds on Deposit, to pay the Rental Payments due under the Lease. If the ensuing collection of the available revenues together with the Funds on Deposit are insufficient to pay any Rental Payments when due under the Lease, the Commission shall immediately initiate proceedings to levy the Special Tax on all taxable property in the District in accordance with IC 36-7-14-27 sufficient to pay any shortfall. To the extent that a surety reserve policy or the funds held in a reserve fund are used to pay the debt service due on the Bonds, the Commission shall levy the Special Tax to replenish the reserve fund or the surety reserve policy to the 2022C Bond Reserve Requirement (as defined in the Trust Indenture), as required under the Lease.

SECTION THREE. The President or Vice President and the Secretary of this Commission are hereby authorized and directed, on behalf of the Town, and subject to obtaining approval from the Town Council of the Town (the "Town Council") by the Ordinance or Resolution referred to in SECTION FOUR hereof, to execute and deliver the Lease in substantially the form presented at this public meeting with such changes in form or substance as the President or Vice President of this Commission shall approve, such approval to be conclusively evidenced by the execution thereof; provided that the Rental Payments shall not exceed the amounts set forth in SECTION ONE hereof.

SECTION FOUR. The Secretary of the Commission is hereby directed to transmit to the Town Council a copy of this Resolution and to request the Town Council adopt an Ordinance or Resolution approving the Lease, prior to the execution of the Lease.

SECTION FIVE. The Commission hereby approves the transfer of all of right, title and interest in the Temporary Leased Premises to the Authority for the amount recited above.

SECTION SIX. Any Officer of the Commission is hereby authorized to execute one (1) or more deeds, instruments or conveyance documents as deemed appropriate and necessary, and to take such other actions that may be necessary to effectuate the transfer of the Temporary Leased Premises as authorized herein.

SECTION SEVEN. The Commission hereby authorizes the publication, in accordance with the provisions of I.C. §36-7-14-25.2(d), of the Notice of Execution and Approval of Lease.

SECTION EIGHT. The President, Vice President and Secretary of this Commission, and each of them, is hereby authorized and directed to take all such further actions and to execute all such documents or instruments as are deemed necessary and required, including, but not limited to,

Trust Indenture, to carry out the transactions contemplated by this Resolution, in such forms as the President, Vice President or Secretary executing the same shall deem proper, such desirability to be conclusively evidenced by the execution thereof.

SECTION NINE. That this Resolution shall take effect, and be in full force and effect, from and after passage and approval by the Commission in conformance with applicable law.

*(Signature page to follow)*

**ALL OF WHICH IS PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF AUGUST, 2022,  
BY THE TOWN OF PLAINFIELD REDEVELOPMENT COMMISSION.**

**TOWN OF PLAINFIELD  
REDEVELOPMENT COMMISSION**

DocuSigned by:

*Gary Everling*

4B63820795B04A0...

Gary Everling, President

DocuSigned by:

*Jean Renk*

3B8608DFBF564CE...

Jean Renk, Vice President

DocuSigned by:

*Bill Kirchoff*

78C608CAFF9B48C...

Bill Kirchoff

DocuSigned by:

*Kent McPhail*

6ABFDF470D254D9...

Kent McPhail

DocuSigned by:

*Lance Angle*

32E36D005E374BD...

Lance Angle

Attested by:

DocuSigned by:

*Mark Todisco*

5C89C0DDFB63426...

Mark J. Todisco, Clerk-Treasurer

Town of Plainfield, Indiana

**EXHIBIT A****TEMPORARY LEASED PREMISES**

That portion of the Northeast Quarter of Section 32 and Northwest and Southwest Quarters of Section 33, all in Township 15 North, Range 1 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, described as follows:

The basis of bearings is per a record survey recorded as Instrument Number 200730499 in the Office of the Recorder of Hendricks County, Indiana.

Commencing at a stone found marking the southeast corner of said Northwest Quarter; thence North 00 degrees 38 minutes 00 seconds West along the east line thereof 1133.21 feet to the POINT OF BEGINNING, said point being the southwest corner of Concord Road per the plat of The Springs at Saratoga as recorded as Instrument Number 200402591 in said county records; thence South 89 degrees 27 minutes 53 seconds West 860.30 feet to the beginning of a tangent curve to the right having a radius of 175.00 feet and a central angle of 29 degrees 51 minutes 16 seconds; thence westerly and northwesterly along the arc of said curve 91.19 feet; thence North 60 degrees 40 minutes 51 seconds West 100.01 feet to the beginning of a tangent curve to the left having a radius of 125.00 feet and a central angle of 29 degrees 51 minutes 16 seconds; thence northwesterly and westerly along the arc of said curve 65.13 feet; thence South 89 degrees 27 minutes 53 seconds West 235.39 feet to the beginning of a tangent curve to the left having a radius of 125.00 feet and a central angle of 38 degrees 51 minutes 47 seconds; thence westerly and southwesterly along the arc of said curve 84.79 feet to the beginning of a compound curve to the left having a radius of 88.00 feet and a central angle of 28 degrees 28 minutes 37 seconds; thence southerly along the arc of said curve 43.74 feet; thence South 09 degrees 53 minutes 32 seconds West 35.57 feet to the beginning of a curve to the left having a radius of 105.00 feet and a central angle of 10 degrees 56 minutes 41 seconds, the radius point of which bears South 80 degrees 29 minutes 45 seconds East; thence southerly along the arc of said curve 20.06 feet; thence South 01 degree 26 minutes 25 seconds East 36.94 feet to the beginning of a tangent curve to the left having a radius of 65.00 feet and a central angle of 49 degrees 23 minutes 51 seconds; thence southeasterly along the arc of said curve 56.04 feet to the beginning of a reverse curve to the right having a radius of 785.00 feet and a central angle of 49 degrees 13 minutes 05 seconds; thence southeasterly and southerly along the arc of said curve 674.33 feet; thence South 01 degree 37 minutes 11 seconds East 369.20 feet to the beginning of a tangent curve to the left having a radius of 965.00 feet and a central angle of 35 degrees 28 minutes 27 seconds; thence southerly and southeasterly along the arc of said curve 597.47 feet; thence South 37 degrees 05 minutes 38 seconds East 141.64 feet; thence South 43 degrees 27 minutes 26 seconds East 153.38 feet; thence South 37 degrees 05 minutes 38 seconds East 123.51 feet to the beginning of a tangent curve to the right having a radius of 252.00 feet and a central angle of 11 degrees 52 minutes 25 seconds; thence southeasterly along the arc of said curve 52.22 feet; thence South 25 degrees 13 minutes 12 seconds East 105.51 feet; thence South 69 degrees 44 minutes 33 seconds East 28.62 feet to the north right of way line of U.S. Highway 40; thence South 65 degrees 48 minutes 45 seconds West along said right of way line 140.53 feet; thence North 20 degrees 15 minutes 27 seconds East 28.67 feet; thence North 25 degrees 13 minutes 12 seconds West 158.84 feet to the beginning of a tangent curve to the left having a radius of 85.00 feet and a central angle of 11 degrees 52 minutes 25 seconds; thence northwesterly along the arc of said curve 17.61 feet; thence North 37 degrees 05 minutes 38

seconds West 78.69 feet; thence North 35 degrees 24 minutes 06 seconds West 101.60 feet; thence North 37 degrees 05 minutes 38 seconds West 196.75 feet to the beginning of a tangent curve to the right having a radius of 1035.00 feet and a central angle of 35 degrees 28 minutes 27 seconds; thence northwesterly and northerly along the arc of said curve 640.81 feet; thence North 01 degree 37 minutes 11 seconds West 369.20 feet to the beginning of a tangent curve to the left having a radius of 715.00 feet and a central angle of 45 degrees 47 minutes 59 seconds; thence northerly and northwesterly along the arc of said curve 571.54 feet to the beginning of a compound curve to the left having a radius of 120.00 feet and a central angle of 31 degrees 50 minutes 15 seconds; thence northwesterly and westerly along the arc of said curve 66.68 feet to the beginning of a curve to the left having a radius of 60.00 feet and a central angle of 55 degrees 36 minutes 46 seconds, the radius point of which bears South 10 degrees 44 minutes 35 seconds West; thence westerly and southwesterly along the arc of said curve 58.24 feet; thence South 42 degrees 51 minutes 09 seconds West 38.52 feet to the beginning of a tangent curve to the left having a radius of 75.00 feet and a central angle of 13 degrees 51 minutes 02 seconds; thence southwesterly along the arc of said curve 18.13 feet; thence North 60 degrees 59 minutes 53 seconds West 50.00 feet; thence North 17 degrees 41 minutes 37 seconds East 37.38 feet to the beginning of a tangent curve to the left having a radius of 120.00 feet and a central angle of 31 degrees 05 minutes 02 seconds; thence northerly along the arc of said curve 65.10 feet to the beginning of a compound curve to the left having a radius of 60.00 feet and a central angle of 54 degrees 31 minutes 13 seconds; thence northwesterly along the arc of said curve 57.09 feet to the beginning of a compound curve to the left having a radius of 715.00 feet and a central angle of 22 degrees 50 minutes 16 seconds; thence westerly along the arc of said curve 285.00 feet; thence South 89 degrees 15 minutes 06 seconds West 164.01 feet to the beginning of a tangent curve to the right having a radius of 625.00 feet and a central angle of 88 degrees 38 minutes 44 seconds; thence westerly, northwesterly, and northerly along the arc of said curve 966.97 feet; thence North 02 degrees 06 minutes 10 seconds West 379.22 feet to the former south line of the Consolidated Rail Corporation, now being the land of the Town of Plainfield as described in Instrument Number 200407396 in said county records; thence North 74 degrees 50 minutes 40 seconds East along said south line 38.22 feet to the east line of said Northeast Quarter of Section 32; thence North 00 degrees 33 minutes 28 seconds West along said east line 43.62 feet to said former south line; thence North 74 degrees 55 minutes 20 seconds East along said county line 32.42 feet; thence South 02 degrees 06 minutes 10 seconds East 438.74 feet to the beginning of a tangent curve to the left having a radius of 555.00 feet and a central angle of 88 degrees 38 minutes 44 seconds; thence southerly, southeasterly, and easterly along the arc of said curve 858.67 feet; thence North 89 degrees 15 minutes 06 seconds East 164.01 feet to the beginning of a tangent curve to the right having a radius of 785.00 feet and a central angle of 22 degrees 27 minutes 42 seconds; thence easterly along the arc of said curve 307.74 feet to the beginning of a reverse curve to the left having a radius of 120.00 feet and a central angle of 36 degrees 25 minutes 39 seconds; thence easterly along the arc of said curve 76.29 feet to the beginning of a reverse curve to the right having a radius of 85.00 feet and a central angle of 05 degrees 42 minutes 56 seconds; thence easterly along the arc of said curve 8.48 feet to the beginning of a reverse curve to the left having a radius of 45.00 feet and a central angle of 45 degrees 35 minutes 50 seconds; thence northeasterly along the arc of said curve 35.81 feet; thence North 39 degrees 53 minutes 13 seconds East 66.87 feet to the beginning of a curve to the right having a radius of 175.00 feet and a central angle of 51 degrees 08 minutes 29 seconds, the radius point of which bears South 51 degrees 40 minutes 36 seconds East; thence northeasterly and easterly along the arc of said curve 156.20 feet; thence North 89 degrees 27 minutes 53 seconds

East 235.39 feet to the beginning of a tangent curve to the right having a radius of 175.00 feet and a central angle of 29 degrees 51 minutes 16 seconds; thence easterly and southeasterly along the arc of said curve 91.19 feet; thence South 60 degrees 40 minutes 51 seconds East 100.01 feet to the beginning of a tangent curve to the left having a radius of 125.00 feet and a central angle of 29 degrees 51 minutes 16 seconds; thence southeasterly and easterly along the arc of said curve 65.13 feet; thence North 89 degrees 27 minutes 53 seconds East 860.21 feet to the east line of the Northwest Quarter of said Section 33 and the northwest corner of said Concord Road right of way; thence South 00 degrees 38 minutes 00 seconds East along said east line 50.00 feet to the POINT OF BEGINNING, containing 9.223 acres, more or less.

Parcel No. 32-10-33-100-005.000-012

And

A part of the Northeast quarter and the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, all in Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows:

The basis of bearings is per a Location Control Route Survey Plat recorded as Instrument No. 201704955.

Beginning at the northwest corner of the southwest quarter of said Section 20; thence the following ten (10) courses along the northeastern boundary of Klondike Road: 1) North 89 degrees 09 minutes 55 seconds East 190.35 feet along the north line of said quarter section, 2) Southwesterly 96.36 feet along an arc to the right having a radius of 224.00 feet and subtended by a long chord having a bearing of South 40 degrees 52 minutes 43 seconds West and a length of 95.62 feet, 3) South 53 degrees 12 minutes 07 seconds West 56.65 feet, 4) South 10 degrees 35 minutes 21 seconds East 26.07 feet, 5) South 44 degrees 48 minutes 54 seconds East 55.37 feet, 6) South 48 degrees 10 minutes 15 seconds East 183.55 feet, 7) Southeasterly 96.79 feet along an arc to the right having a radius of 1,037.00 feet and subtended by a long chord having a bearing of South 45 degrees 29 minutes 48 seconds East and a length of 96.76 feet, 8) South 42 degrees 49 minutes 22 seconds East 283.37 feet, 9) South 45 degrees 41 minutes 06 seconds East 240.30 feet, 10) South 42 degrees 49 minutes 22 seconds East 55.22 feet to the northwestern boundary of U.S.R. 40; thence South 43 degrees 09 minutes 51 seconds West 78.22 feet along the boundary of said U.S.R. 40; thence South 16 degrees 17 minutes 44 seconds West 25.60 feet along said boundary to the southwestern boundary of Klondike Road; thence the following three (3) courses along the southwestern boundary of said Klondike Road: 1) North 42 degrees 49 minutes 22 seconds West 73.84 feet, 2) North 35 degrees 58 minutes 48 seconds West 50.36 feet, 3) North 42 degrees 49 minutes 22 seconds West 144.00 feet to the southeastern boundary of Station Road; thence the



following ten (10) courses along the southeastern boundary of said Station Road: 1) South 50 degrees 39 minutes 01 second West 42.19 feet, 2) South 44 degrees 14 minutes 11 seconds West 142.00 feet , 3) South 58 degrees 01 minute 05 seconds West 54.57 feet, 4) South 44 degrees 14 minutes 11 seconds West 434.44 feet to the west line of the southwest quarter of said Section 20, 5) South 0 degrees 44 minutes 50 seconds East 39.15 feet along said west line to the former southern line of the Pennsylvania Railroad, 6) South 72 degrees 01 minute 44 seconds West 1,404.47 feet along said southern line to the west line of the east half of the southeast quarter of said Section 19, 7) North 0 degrees 47 minutes 59 seconds West 96.31 feet along said east line (here Station Road called out as Future Adesa Drive per Secondary Plat of Plainfield Village, recorded as Instrument No. 200600019799), 8) North 88 degrees 49 minutes 58 seconds West 9.09 feet, 9) Westerly 31.72 feet along an arc to the left and having a radius of 99.50 feet and subtended by a long chord having a bearing of South 81 degrees 09 minutes 39 seconds West and a length of 31.58 feet, 10) South 72 degrees 01 minute 44 seconds West 63.57 feet to the southeast boundary of the intersection of said Station Road and Village Drive; thence along said boundary of the intersection Southerly 86.21 feet along an arc to the left and having a radius of 49.50 feet and subtended by a long chord having a bearing of South 22 degrees 07 minutes 59 seconds West and a length of 75.72 feet to the northeastern boundary of Village Drive; thence the following eight (8) courses along the northeastern boundary of said Village Drive: 1) South 27 degrees 45 minutes 46 seconds East 55.31 feet, 2) Southeasterly 36.11 feet along an arc to the left and having a radius of 174.00 feet and subtended by a long chord having a bearing of South 33 degrees 42 minutes 30 seconds East and a length of 36.05 feet, 3) Southeasterly 51.08 feet along an arc to the right and having a radius of 226.00 feet and subtended by a long chord having a bearing of South 33 degrees 10 minutes 44 seconds East and a length of 50.97 feet, 4) South 26 degrees 42 minutes 14 seconds East 73.92 feet, 5) Southerly 66.00 feet along an arc to the right and having a radius of 226.00 feet and subtended by a long chord having a bearing of South 18 degrees 20 minutes 18 seconds East and a length of 65.76 feet, 6) Southerly 59.54 feet along an arc to the left and having a radius of 199.82 feet and subtended by a long chord having a bearing of South 18 degrees 30 minutes 31 seconds East and a length of 59.32 feet, 7) South 27 degrees 45 minutes 46 seconds East 265.54 feet, 8) Southeasterly 48.38 feet along an arc to the left and having a radius of 39.50 feet and subtended by a long chord having a bearing of South 62 degrees 51 minutes 14 seconds East and a length of 45.42 feet to the northwestern boundary of U.S.R. 40; thence along the northwestern boundary of said U.S.R. 40 Southwesterly 90.78 feet along an arc to the left and having a radius of 160,473.18 feet and subtended by a long chord having a bearing of South 62 degrees 14 minutes 20 seconds West and a length of 90.78 feet to the southwestern boundary of Village Drive; thence the following eleven (11) courses along the southwestern boundary of said Village Drive: 1) Northerly 46.07 feet along an arc to the left and having a radius of 38.00 feet and subtended by

a long chord having a bearing of North 6 degrees 58 minutes 16 seconds East and a length of 43.30 feet, 2) North 27 degrees 45 minutes 46 seconds West 190.60 feet, 3) continue North 27 degrees 45 minutes 46 seconds West 45.03 feet along said line, 4) Northerly 67.97 feet along an arc to the right and having a radius of 202.00 feet and subtended by a long chord having a bearing of North 17 degrees 44 minutes 49 seconds West and a length of 67.65 feet, 5) North 8 degrees 28 minutes 58 seconds West 28.69 feet, 6) Northerly 62.97 feet along an arc to the left and having a radius of 198.00 feet and subtended by a long chord having a bearing of North 17 degrees 35 minutes 36 seconds West and a length of 62.70 feet, 7) North 26 degrees 42 minutes 14 seconds West 73.92 feet, 8) Northwesterly 50.30 feet along an arc to the left and having a radius of 198.00 feet and subtended by a long chord having a bearing of North 33 degrees 58 minutes 52 seconds West and a length of 50.16 feet, 9) North 41 degrees 15 minutes 30 seconds West 40.88 feet, 10) Northwesterly 47.58 feet along an arc to the right and having a radius of 202.00 feet and subtended by a long chord having a bearing of North 34 degrees 30 minutes 39 seconds West and a length of 47.47 feet, 11) North 27 degrees 45 minutes 46 seconds West 39.92 feet to the southwest boundary of the intersection of said Village Drive and said Station Road; thence along said boundary of the intersection Northwesterly 44.49 feet along an arc to the left and having a radius of 40.28 feet and subtended by a long chord having a bearing of North 63 degrees 23 minutes 00 seconds West and a length of 42.26 feet; thence South 71 degrees 58 minutes 16 seconds West 9.08 feet along the southeastern boundary of said Station Road; thence North 17 degrees 58 minutes 32 seconds West 48.17 feet to the northwestern boundary of said Station Road; thence the following six (6) courses along the northwestern boundary of said Station Road: 1) North 67 degrees 44 minutes 36 seconds East 200.94 feet, 2) Easterly 142.12 feet along an arc to the right and having a radius of 533.00 feet and subtended by a long chord having a bearing of North 79 degrees 39 minutes 48 seconds East and a length of 141.70 feet, 3) North 87 degrees 18 minutes 07 seconds East 154.74 feet, 4) Easterly 124.62 feet along an arc to the left having a radius of 467.00 feet and subtended by a long chord having a bearing of North 79 degrees 39 minutes 27 seconds East and a length of 124.25 feet, 5) North 72 degrees 00 minutes 46 seconds East 989.64 feet, 6) North 44 degrees 24 minutes 18 seconds East 680.26 feet to the west boundary of the intersection of Station Road and Klondike Road; thence North 4 degrees 15 minutes 39 seconds West 20.09 feet along said boundary of the intersection to the southwestern boundary of Klondike Road; thence the following eleven (11) courses along the southwestern boundary and western boundary of said Klondike Road: 1) thence North 42 degrees 49 minutes 22 seconds West 243.37 feet, 2) Northwesterly 91.19 feet along an arc to the left having a radius of 977.00 feet and subtended by a long chord having a bearing of North 45 degrees 29 minutes 48 seconds West and a length of 91.16 feet, 3) North 48 degrees 10 minutes 15 seconds West 183.55 feet, 4) Northwesterly 441.21 feet along an arc to the right having

a radius of 533.00 feet and subtended by a long chord having a bearing of North 24 degrees 27 minutes 22 seconds West and a length of 428.72 feet, 5) North 0 degrees 44 minutes 30 seconds West 496.21 feet, 6) Northerly 178.54 feet along an arc to the right having a radius of 1,023.00 feet and subtended by a long chord having a bearing of North 4 degrees 15 minutes 30 seconds East and a length of 178.32 feet, 7) North 9 degrees 15 minutes 29 seconds East 205.10 feet, 8) Northerly 170.52 feet along an arc to the left having a radius of 977.00 feet and subtended by a long chord having a bearing of North 4 degrees 15 minutes 29 seconds East and a length of 170.30 feet, 9) North 0 degrees 44 minutes 31 seconds West 139.16 feet to the south line of the property described in Instrument No. 201215082, 10) South 88 degrees 06 minutes 07 seconds West 12.00 feet, 11) North 0 degrees 44 minutes 31 seconds West 1,198.29 feet to the southwest boundary of the intersection of Klondike Road and Bradford Road; thence along said boundary of the intersection North 43 degrees 57 minutes 13 seconds West 80.33 feet to the south boundary of said Bradford Road; thence South 88 degrees 06 minutes 07 seconds West 84.78 feet along said south boundary; thence North 01 degree 53 minutes 53 seconds West 10.00 feet; thence North 88 degrees 06 minutes 07 seconds East 175.00 feet to the west line of said Section 20; thence South 0 degrees 44 minutes 31 seconds East 10.00 feet along said west line to the south boundary of said Bradford Road; thence North 88 degrees 57 minutes 44 seconds East 87.04 feet along said south boundary to the southeast boundary of the intersection of said Bradford Road and said Klondike Road; thence along said boundary of the intersection South 45 degrees 56 minutes 41 seconds West 71.52 feet to the eastern boundary of said Klondike Road; thence the following four (4) courses along the eastern boundary of said Klondike Road: 1) South 0 degrees 44 minutes 31 seconds East 1,209.40 feet, 2) South 0 degrees 43 minutes 30 seconds East 139.51 feet, 3) Southerly 291.40 feet along an arc to the right and having a radius of 1,309.16 feet and subtended by a long chord having a bearing of South 6 degrees 10 minutes 32 seconds West and a length of 290.80 feet, 4) South 0 degrees 44 minutes 45 seconds East 935.20 feet to the point of beginning and containing 11.408 acres, more or less.

**EXHIBIT A**  
**PROJECT LEASED PREMISES**