

PLAINFIELD REDEVELOPMENT AUTHORITY

RESOLUTION NO. 2022-2

**RESOLUTION AUTHORIZING ISSUANCE OF THE PLAINFIELD
REDEVELOPMENT AUTHORITY TAXABLE ECONOMIC DEVELOPMENT
LEASE RENTAL REVENUE BONDS, APPROVING THE TRANSFER OF
CERTAIN REAL ESTATE TO THE PLAINFIELD REDEVELOPMENT
AUTHORITY, AUTHORIZING EXECUTION OF A LEASE, AND
ALL MATTERS RELATED THERETO**

WHEREAS, the Plainfield Redevelopment Authority (the “Authority”) has been established pursuant to Indiana Code 36-7-14.5 (the “Act”) as a separate body corporate and politic serving 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 Plainfield Department of Redevelopment and the Redevelopment District of Plainfield, Indiana (the “District”); and

WHEREAS, the Authority did, on July 7, 2022, at a duly advertised and noticed public meeting, approve and 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 principal 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”), which will be located within the Town, (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

WHEREAS, the Authority has acquired, or will acquire before the issuance of the Bonds or as otherwise provided in that certain Project Agreement dated December 30, 2021, as amended, entered by and between the Town, the Commission, Hobbs Station Industrial QOZB, LLC, and Hobbs Station MU Multifamily QOZB, LLC (collectively, the “Developer”), interests in the real estate, together with all improvements located thereon, described and shown in Exhibit A, including both the real estate and improvements designated as the “Temporary Leased Premises” and the “Project Leased Premises,” which shall be known collectively as the “Leased Premises;” and

WHEREAS, the Authority intends to enter into a lease agreement with the Commission for the Leased Premises, which shall be in substantially the form as presented to the Authority and included in the minutes of the meeting held on this date (the “Lease”) for the purpose of financing the acquisition, construction and development of certain local public improvements related to the Project and providing for debt service on the Bonds; and

WHEREAS, upon completion of certain local public improvements related to 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

WHEREAS, the Town will sell all or a portion of the real estate comprising the Lease Premises to the Authority and use the proceeds from the sale of such real estate to loan to the Developer to develop the Project; and

WHEREAS, the Project and the Leased Premises are located in the geographical boundaries of the District and the Town; and

WHEREAS, the Authority seeks to duly authorize the issuance of the Bonds and matters related thereto pursuant to the Act to provide funds for the payment of the costs of acquiring, constructing and developing certain local public improvements related to the Project and the costs of issuance of the Bonds.

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

1. The Authority shall borrow an amount not to exceed Twenty-Six Million Dollars (\$26,000,000), through the issuance and sale of the Bonds, in one (1) or more series and designated with the year of issuance, in the form and subject to the terms set forth in the Indenture (as hereinafter defined), for the purpose of providing funds for the payment of the costs of acquiring, constructing and developing certain local public improvements related to the Project, paying any capitalized interest on the Bonds, funding a debt service reserve or paying the premium for a debt service reserve surety, and paying the costs of issuance of the Bonds. The Bonds shall bear interest at a rate or rates not exceeding eight and one-half percent (8.5%) per annum for taxable bonds, shall mature on February 1 and August 1 of each year, with a maximum term of twenty-five (25) years, shall be callable no sooner than five (5) years after their date of issuance. The exact redemption dates shall established by the Authority, with the advice of the Authority's municipal advisor prior to the sale of the Bonds.

2. The Bonds shall be issued in accordance with and shall be secured by a Trust Indenture, in the form and substance approved by the President or any other Officer of the Authority be, and hereby is, authorized and approved (the "Indenture"), between the Authority and a Trustee to be selected by the President or any other Officer of the Authority. The President or any other Officer of the Authority is hereby authorized and directed, in the name and on behalf of the Authority, to execute and deliver the Indenture and the Bonds, with such changes and modifications as such Officer deems necessary or appropriate to effectuate this Resolution and to consummate the sale of the Bonds, said Officer's execution and attestation thereof to be conclusive evidence of such Officer's approval of such changes.

3. The President or any other Officer of the Authority be, and hereby is, authorized, with the advice of the Authority's municipal advisor, to prepare, approve, and distribute a Preliminary Official Statement for the Bonds (the "Preliminary Official Statement"). The President or any other Officer of the Authority, is authorized to deem and determine and sign the Preliminary Official Statement as the Near Final Official Statement with respect to the Bonds for purposes of SEC Rule 15c2-12, subject to completion in accordance with such Rule and in the manner acceptable to such Officer of the Authority, and to place the Preliminary Official Statement into final form as the Final Official Statement (the "Final Official Statement"). The President and any other Officer of the Authority, is authorized to sign the Final Official Statement and by such signature approve its distribution. The President or any other Officer of the Authority be, and hereby is, authorized to approve a Term Sheet or other offering material upon the advice of the Authority's municipal advisor.

4. The President or other Officer of the Authority, or the Town Manager or Clerk-Treasurer, are authorized and directed to advertise the sale of the Bonds upon such terms as the President or other Officer or the Town Manager or Clerk-Treasurer determines and to select one (1) or more purchasers for the Bonds, with the advice of the Authority's municipal advisor.

5. The Authority hereby approves the acquisition of all of right, title and interest in the Leased Premises by the Authority.

6. Any Officer of the Authority is hereby authorized to execute one (1) or more 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 Leased Premises as authorized herein.

7. The Authority hereby approves the form of the Lease and the execution thereof by the Authority.

8. Any Officer of the Authority is hereby authorized to execute the Lease, and to take such other actions that may be necessary to effectuate the transfer of the Leased Premises as authorized herein.

9. Each Officer of the Authority is hereby authorized and directed to take all such actions and to execute all such instruments as such Officer or Officers deem necessary or desirable to carry out the transactions contemplated by this Resolution in such forms as the Officer or Officers executing the same shall deem proper, to be evidenced by the execution thereof. Any such documents, certificates or continuing disclosure contracts heretofore executed and delivered and any such actions heretofore taken be, and the same hereby are, ratified and approved.

10. This Resolution shall take effect and be in full force and effect from and after its passage and approval by the Plainfield Redevelopment Authority.

(Signatures to follow)

**ALL OF WHICH IS PASSED AND RESOLVED THIS 1st DAY OF AUGUST, 2022,
BY THE PLAINFIELD REDEVELOPMENT AUTHORITY.**

PLAINFIELD REDEVELOPMENT AUTHORITY

DocuSigned by:

Richard Fine

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Richard Fine, President

DocuSigned by:

Barry Blackwell

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Barry Blackwell, Vice President

DocuSigned by:

Lori Lee

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Lori Lee, Secretary

EXHIBIT A**DESCRIPTION OF LEASED PREMISES**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

DESCRIPTION OF LEASED PREMISES

Project Leased Premises