

RESOLUTION NO. 2022-43

DECLARATORY RESOLUTION OF THE CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION (I) REMOVING CERTAIN PARCELS FROM THE NOBLESVILLE CORPORATE CAMPUS WEST ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA AND (II) ESTABLISHING THE NOBLESVILLE – HYDE PARK ECONOMIC DEVELOPMENT AREA AND ALLOCATION AREA

WHEREAS, the City of Noblesville Redevelopment Commission (the “Commission”), a redevelopment commission organized and acting pursuant to the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”), has investigated, studied and surveyed economic development areas within the City of Noblesville, Indiana (the “City”); and

WHEREAS, the Commission has selected an economic development area (the “Area”) to be developed pursuant to the Act; and

WHEREAS, the Commission has prepared an economic development plan (the “Plan”) for the Area, which Plan is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Commission has caused to be prepared maps and plats showing (i) the boundaries of the Area, the location of various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replatting, replanning, rezoning or redevelopment of the Area, indicating that all parcels of property are currently to be excluded from the acquisition list and (ii) the parts of the acquired portions of the Area, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan; and

WHEREAS, the Commission has caused to be prepared an estimate of the cost of economic development of the Area; and

WHEREAS, the Area includes certain territory that is currently in the Noblesville Corporate Campus West Economic Development Area and allocation area (collectively, the “CCW Area”) established by the Commission pursuant to its Resolution No. 11-14-02-B, adopted on November 14, 2002, as confirmed by its Confirmatory Resolution, adopted on December 3, 2002 (collectively and including any amendments thereto to the date hereof, the “CCW Area Resolutions”); and

WHEREAS, in connection with the establishment of the Area, the Commission has determined that a portion of the territory within the Area to be established pursuant to this resolution should be removed from the CCW Area and that the CCW Area Resolutions and the Economic Development Plan for the CCW Area, as approved by the CCW Area Resolutions (the “CCW Area Plan”), should be amended to reflect such removal;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION THAT:

Section 1. The Commission has selected the Area as an economic development area within the corporate boundaries of the City pursuant to the provisions of the Act. The Area is described in Exhibit B attached hereto and incorporated herein by reference which includes a description of the Area, parcel numbers for the parcels in the Area, and a map of the Area. The Area is hereby designated as the “Noblesville – Hyde Park Economic Development Area”. In connection with the establishment of the Area, a portion of the territory within the Area is hereby removed from the CCW Area and the CCW Area Resolutions and CCW Area Plan are hereby amended to reflect such removal. As set forth in Exhibit B, the parcels removed from the CCW Area consists of parcel numbers 13-11-22-00-00-007.101, 13-11-22-00-00-007.131, 13-11-22-00-00-013.000, 13-11-22-00-00-008.000, 13-11-22-00-00-008.001, 13-11-22-00-00-008.002, 13-11-22-00-00-008.003, 13-11-22-00-00-007.112, 13-11-22-00-00-007.111, 13-11-22-00-00-007.141 and 12-11-15-00-00-004.101.

Section 2. The Commission finds that the Plan for the Area:

- (a) Promotes significant opportunities for the gainful employment of the citizens of the City;
- (b) Assists in the attraction of major new business enterprises to the City;
- (c) Benefits the public health, safety, morals and welfare of the citizens of the City;
- (d) Increases the economic well-being of the City and the State of Indiana; and
- (e) Serves to protect and increase property values in the City and the State of Indiana.

Section 3. The Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed the Commission under the Act because of the lack of local public improvements and other similar conditions, specifically including among others road and bridge improvements, storm water improvements, park improvements and utility improvements as more particularly described in the Plan.

Section 4. The Commission finds that the public health and welfare will be benefited by the accomplishment of the Plan for the Area, specifically by the (a) the construction of road and bridge improvements to improve access in or serving the Area; (b) the construction of storm water improvements to ensure sufficient drainage, collection and handling of storm water in or serving the Area; (c) the construction of park improvements to provide green spaces and park facilities in and serving the Area; (d) the construction of utility improvements (e.g., gas, water, sewer, electric) to ensure the provision of adequate utility services in and serving the Area; and/or (e) the construction of other improvements necessary for the development of the Area, including economic development project improvements in or serving the Area. These improvements (collectively, “Improvements”) promote public health and welfare for the citizens of the City by enhancing economic development of the Area through the provision of adequate land, roads, storm water treatment, park facilities and utility services to the Area, and by making

the Area more suitable for development through the construction of economic development project improvements.

Section 5. The Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by the attraction of permanent jobs, an increase in the property tax base, improved diversity of the economic base, and other similar benefits, specifically by acquiring land and providing the construction of the Improvements to encourage and enable the development of new businesses in the Area, and the retention of and fostering of growth of existing businesses around the Area.

Section 6. The Plan conforms to other development and redevelopment plans for the City.

Section 7. The Commission does not currently propose to acquire interests in real property within the boundaries of the Area.

Section 8. The Commission estimates the cost of implementing the Plan will be approximately \$40,000,000 (this estimate includes the acquisition of the real estate and construction of the Improvements).

Section 9. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents, if any. The Commission will take no actions that will result in the displacement of residential areas.

Section 10. This paragraph constitutes the “allocation provision” for purposes of Indiana Code 36-7-14-39. The entire Area shall constitute an allocation area as defined in Indiana Code 36-7-14-39 (“Allocation Area”). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Allocation Area.

The base assessment date for the Allocation Area shall be January 1, 2022, the assessment date immediately preceding the adoption date of this resolution.

Section 11. The Commission finds that the removal of the territory in the Area from the CCW Area for the purpose of enabling the creation of the Area as a separate economic development area and allocation area is in accordance with the Act and is necessary and appropriate to carry out the purposes of this resolution. The Commission further finds that the amendment of the CCW Resolutions and CCW Area Plan as approved in Section 1 of this resolution will not adversely impact the interest of the holders of any obligations secured by tax increment revenues derived from the CCW Area.

Section 12. The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the City of Noblesville Plan Commission ("Plan Commission") for its approval.

Section 13. The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Common Council of the City to publish notice of the adoption and substance of this resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of development and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice shall also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Allocation Area.

Section 14. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Allocation Area which includes (a) the estimated economic benefits and costs incurred by the Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values and (b) the anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Allocation Area (a copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Indiana Code 36-7-14-17 at least 10 days prior to the date of the hearing described in Section 13 hereof).

Section 15. The Commission further directs the presiding officer to submit this resolution to the Common Council of the City for its approval of the establishment of the Area.

Section 16. This resolution shall be effective as of the date of its adoption.

Passed and adopted at a meeting of the City of Noblesville Redevelopment Commission
this 8th day of December, 2022.

CITY OF NOBLESVILLE
REDEVELOPMENT COMMISSION





Jack Martin, President

William Lynch, Vice President



William L. Taylor, Member



Rick L. Taylor, Member

ATTEST:



Christi Crosser, Secretary

EXHIBIT A

The Plan

ECONOMIC DEVELOPMENT PLAN FOR THE NOBLESVILLE – HYDE PARK ECONOMIC DEVELOPMENT AREA

CITY OF NOBLESVILLE REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is the Economic Development Plan (the “Plan”) for the Noblesville – Hyde Park Economic Development Area (the “Area”) for the City of Noblesville, Indiana (the “City”). This Plan is intended for approval by the Common Council of the City, the City of Noblesville Plan Commission and the City of Noblesville Redevelopment Commission (“Commission”) in compliance with Indiana Code 36-7-14.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of one or more major new business enterprises to the City, (iii) provide for local public improvements in, serving or benefiting the Area, (iv) attract and retain jobs, (v) increase the property tax base and (vi) improve the diversity of the economic base of the City.

Description of Area

The Area is depicted in the map attached to the Declaratory Resolution of which this Plan is a part as Exhibit B and is generally described as follows:

The Area is generally described as follows:

A part of the Northeast Quarter of Section 22 and a part of the Southeast Quarter of Section 15 all in Township 18 North, Range 5 East, Fall Creek Township and Wayne Township, Hamilton County, State of Indiana being more particularly described as follows:

Commencing at the Northeast corner of said Section 22; thence South 00 degrees 05 minutes 55 seconds East, along the East line thereof, 402.41 feet to the Northeast corner of Parcel #18 - Fee Simple, Limited Access Right of way per said Inst. No. 2006-017144, the following fourteen (14) courses being along the perimeter thereof; (1) thence South 63 degrees 52 minutes 15 seconds West 105.72 feet to the POINT OF BEGINNING of

the real estate described herein; (2) thence South 00 degrees 05 minutes 55 seconds East 18.47 feet; (3) thence South 23 degrees 17 minutes 46 seconds East 76.16 feet; (4) thence South 00 degrees 05 minutes 51 seconds East 538.00 feet; (5) thence South 89 degrees 54 minutes 08 seconds West 20.00 feet; (6) thence South 00 degrees 05 minutes 51 seconds East 65.00 feet; (7) thence North 89 degrees 54 minutes 09 seconds East 20.00 feet; (8) South 00 degrees 05 minutes 51 seconds East 350.00 feet; (9) thence South 12 degrees 13 minutes 57 seconds West 183.71 feet; (10) thence North 89 degrees 59 minutes 47 seconds West 138.75 feet to a curve concave Northerly having a radius of 645.00 feet, the radius point of said curve bears North 00 degrees 00 minutes 14 seconds East; (11) thence Westerly and Northwesterly along said curve 374.75 feet to a point which bears South 33 degrees 17 minutes 35 seconds West from said radius point; (12) thence North 56 degrees 42 minutes 26 seconds West 255.50 feet; (13) thence North 33 degrees 17 minutes 34 seconds East 30.00 feet; (14) thence North 56 degrees 42 minutes 26 seconds West 1167.53 feet to a point on the West line of the delineated Flood Plain North of 146th Street per Inst. No. 2006-17144, the following sixteen (16) calls being along said West delineated Flood Plan line 1) thence North 35 degrees 11 minutes 27 seconds East 1.28 feet Measured (6.12 feet Deed); 2) thence North 25 degrees 44 minutes 21 second East 105.76 feet; 3) thence North 15 degrees 38 minutes 10 seconds East 108.40 feet; 4) thence North 09 degrees 08 minutes 34 seconds East 211.01 feet; 5) thence North 04 degrees 18 minutes 49 seconds East 100.37 feet; 6) thence North 15 degrees 08 minutes 09 seconds East 164.51 feet; 7) thence North 23 degrees 59 minutes 58 seconds East 85.35 feet; 8) thence North 41 degrees 30 minutes 28 seconds East 49.50 feet; 9) thence North 47 degrees 51 minutes 33 seconds East 260.07 feet; 10) thence North 56 degrees 34 minutes 57 seconds East 124.80 feet; 11) thence North 56 degrees 38 minutes 36 seconds East 44.15 feet; 12) thence North 70 degrees 09 minutes 26 seconds East 44.15 feet; 13) thence North 72 degrees 26 minutes 39 seconds East 37.79 feet; 14) thence North 63 degrees 30 minutes 14 seconds East 37.79 feet; 15) thence North 62 degrees 51 minutes 41 second East 90.90 feet; 16) thence North 69 degrees 50 minutes 13 seconds East 29.81 feet Measured (24.03 feet Deed) to the South line of the right of way for Greenfield Avenue, per Parcel #18b of said Inst. No. 2006-17144, then next two (2) calls being along said Southern right of way line; 1) thence South 44 degrees 26 minutes 22 seconds East 368.91 feet to the point of curvature of a non-tangent curve to the left having a radius of 775.00 feet, the radius point of which bears North 43 degrees 33 minutes 48 seconds East; 2) thence Southeasterly along said curve an arc length of 53.65 feet to a point which bears South 39 degrees 35 minutes 50 seconds West from said radius point and is the Northwest corner of real estate described within Inst. No. 2006-35146, the next two (2) calls being along the Western and Southern line thereof; 1) thence South 00 degrees 05 minutes 55 seconds East 655.56 feet; 2) thence North 64 degrees 20 minutes 52 seconds East 360.24 feet to a point on the West line of the real estate described in Instr. No. 9609648057, the next two (2) courses being along the Western and Southern line thereof; 1) South 00 degrees 05 minutes 55 seconds East 168.78 feet; thence North 63 degrees 52 minutes 15 seconds East 297.15 feet to the POINT OF BEGINNING of this description, containing 46.597 Acres, more or less.

TOGETHER WITH

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA

EXCEPTING THEREFROM A TRACT OF LAND 10 RODS AND 20.5 LINKS IN WIDTH BY PARALLEL LINES OFF THE ENTIRE NORTH END OF SAID QUARTER-QUARTER.

ALSO:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA.

ALSO:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, EXCEPTING THEREFROM 25 ACRES OFF THE SOUTH END OF SAID HALF- QUARTER.

TOGETHER WITH

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST (ASSUMED BEARING) 1,874.29 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHERN RIGHT-OF-WAY LINE OF 146TH STREET, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 314.77 FEET ALONG SAID EAST LINE; THENCE NORTH 76 DEGREES 32 MINUTES 00 SECONDS WEST 19.97 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST 53.58 FEET; THENCE SOUTH 81 DEGREES 35 MINUTES 10 SECONDS WEST 23.55 FEET; THENCE SOUTH 65 DEGREES 04 MINUTES 52 SECONDS WEST 23.13 FEET; THENCE SOUTH 47 DEGREES 47 MINUTES 04 SECONDS WEST 25.79 FEET; THENCE SOUTH 29 DEGREES 47 MINUTES 14 SECONDS WEST 61.64 FEET; THENCE SOUTH 26 DEGREES 37 MINUTES 54 SECONDS WEST 79.74 FEET; THENCE SOUTH 27 DEGREES 31 MINUTES 09 SECONDS WEST 107.42 FEET; THENCE SOUTH 21 DEGREES 34 MINUTES 09 SECONDS WEST 60.21 FEET; THENCE SOUTH 09 DEGREES 59 MINUTES 04 SECONDS WEST 27.25 FEET; THENCE SOUTH 10 DEGREES 37 MINUTES 14 SECONDS EAST 29.98 FEET; THENCE SOUTH 34 DEGREES 15 MINUTES 03 SECONDS EAST 38.76 FEET; THENCE SOUTH 41 DEGREES 19 MINUTES 33 SECONDS EAST 61.08 FEET; THENCE SOUTH 38 DEGREES 07 MINUTES 19 SECONDS EAST 26.36 FEET; THENCE SOUTH 24 DEGREES 40 MINUTES 50 SECONDS EAST 11.25 FEET TO THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND GRANTED TO WAYNE S. MILLER, ADOLINE M. CORNETT AND EUGENE P. CORNETT, RECORDED IN INSTRUMENT NUMBERS 9208142 AND 9553796 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 1,795.40 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 34 DEGREES 30 MINUTES 51 SECONDS EAST 7.44 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 52

SECONDS EAST 11.94 FEET; THENCE NORTH 11 DEGREES 28 MINUTES 28
 SECONDS EAST 12.16 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 01
 SECONDS WEST 12.13 FEET; THENCE NORTH 14 DEGREES 40 MINUTES 03
 SECONDS WEST 12.89 FEET; THENCE NORTH 25 DEGREES 37 MINUTES 41
 SECONDS WEST 7.79 FEET; THENCE NORTH 34 DEGREES 49 MINUTES 42
 SECONDS WEST 9.58 FEET; THENCE NORTH 41 DEGREES 09 MINUTES 43
 SECONDS WEST 61.63 FEET; THENCE NORTH 44 DEGREES 02 MINUTES 54
 SECONDS WEST 38.64 FEET; THENCE NORTH 49 DEGREES 49 MINUTES 14
 SECONDS WEST 38.64 FEET; THENCE NORTH 57 DEGREES 49 MINUTES 49
 SECONDS WEST 15.67 FEET; THENCE NORTH 68 DEGREES 15 MINUTES 01
 SECONDS WEST 16.20 FEET; THENCE NORTH 79 DEGREES 48 MINUTES 27
 SECONDS WEST 19.14 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 30
 SECONDS WEST 14.04 FEET; THENCE SOUTH 80 DEGREES 25 MINUTES 59
 SECONDS WEST 13.21 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13
 SECONDS WEST 40.77 FEET; THENCE SOUTH 77 DEGREES 28 MINUTES 52
 SECONDS WEST 20.23 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 04
 SECONDS WEST 17.30 FEET; THENCE NORTH 80 DEGREES 03 MINUTES 24
 SECONDS WEST 18.19 FEET; THENCE NORTH 69 DEGREES 20 MINUTES 16
 SECONDS WEST 15.40 FEET; THENCE NORTH 57 DEGREES 31 MINUTES 43
 SECONDS WEST 21.59 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 53
 SECONDS WEST 113.51 FEET; THENCE NORTH 44 DEGREES 05 MINUTES 26
 SECONDS WEST 107.67 FEET; THENCE NORTH 47 DEGREES 21 MINUTES 14
 SECONDS WEST 23.44 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 24
 SECONDS WEST 27.01 FEET; THENCE NORTH 70 DEGREES 39 MINUTES 23
 SECONDS WEST 27.00 FEET; THENCE NORTH 78 DEGREES 38 MINUTES 29
 SECONDS WEST 70.29 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 52
 SECONDS WEST 14.87 FEET; THENCE NORTH 53 DEGREES 22 MINUTES 46
 SECONDS WEST 16.81 FEET; THENCE NORTH 35 DEGREES 14 MINUTES 05
 SECONDS WEST 16.06 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 23
 SECONDS WEST 9.08 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 23
 SECONDS WEST 112.46 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 40
 SECONDS EAST 93.64 FEET; THENCE NORTH 05 DEGREES 53 MINUTES 45
 SECONDS WEST 108.57 FEET; THENCE NORTH 15 DEGREES 45 MINUTES 43
 SECONDS EAST 34.63 FEET; THENCE NORTH 29 DEGREES 29 MINUTES 44
 SECONDS EAST 115.66 FEET; THENCE NORTH 38 DEGREES 20 MINUTES 01
 SECONDS EAST 120.34 FEET; THENCE NORTH 34 DEGREES 39 MINUTES 18
 SECONDS EAST 38.27 FEET; THENCE NORTH 18 DEGREES 17 MINUTES 03
 SECONDS EAST 38.27 FEET; THENCE NORTH 11 DEGREES 16 MINUTES 50
 SECONDS EAST 78.43 FEET; THENCE NORTH 09 DEGREES 02 MINUTES 37
 SECONDS EAST 47.07 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 23
 SECONDS EAST 47.07 FEET; THENCE NORTH 05 DEGREES 24 MINUTES 38
 SECONDS EAST 64.63 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 23
 SECONDS EAST 56.74 FEET; THENCE NORTH 44 DEGREES 13 MINUTES 58
 SECONDS EAST 62.51 FEET; THENCE NORTH 63 DEGREES 31 MINUTES 02
 SECONDS EAST 72.75 FEET; THENCE NORTH 75 DEGREES 30 MINUTES 39
 SECONDS EAST 103.50 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 48
 SECONDS EAST 104.27 FEET; THENCE NORTH 83 DEGREES 05 MINUTES 57

SECONDS EAST 62.21 FEET; THENCE NORTH 65 DEGREES 45 MINUTES 00 SECONDS EAST 62.67 FEET; THENCE NORTH 42 DEGREES 21 MINUTES 57 SECONDS EAST 59.79 FEET; THENCE NORTH 21 DEGREES 25 MINUTES 09 SECONDS EAST 69.58 FEET; THENCE NORTH 12 DEGREES 38 MINUTES 44 SECONDS EAST 88.13 FEET; THENCE NORTH 04 DEGREES 09 MINUTES 01 SECONDS EAST 57.96 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF 146TH STREET; THE NEXT FOUR (4) COURSES ARE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE; (1) THENCE SOUTH 57 DEGREES 02 MINUTES 21 SECONDS EAST 1,040.89 FEET; (2) THENCE SOUTH 58 DEGREES 34 MINUTES 34 SECONDS EAST 411.27 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 850.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 29 DEGREES 23 MINUTES 29 SECONDS EAST; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE 439.27 FEET TO THE A POINT WHICH BEARS SOUTH 00 DEGREES 13 MINUTES 27 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS EAST 238.41 FEET TO THE POINT OF BEGINNING, CONTAINING 65.235 ACRES, MORE OR LESS.

ALSO

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST (ASSUMED BEARING) 1,873.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHERN RIGHT-OF-WAY LINE OF 146TH STREET; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 314.77 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 477.54 FEET ALONG SAID EAST LINE TO THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND GRANTED TO WAYNE S. MILLER, ADOLINE M. CORNETT AND EUGENE P. CORNETT, RECORDED AS INSTRUMENT NUMBERS 9208142 & 9553796 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 180.70 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 24 DEGREES 40 MINUTES 50 SECONDS WEST 11.25 FEET; THENCE NORTH 38 DEGREES 07 MINUTES 19 SECONDS WEST 26.36 FEET; THENCE NORTH 41 DEGREES 19 MINUTES 33 SECONDS WEST 81.08 FEET; THENCE NORTH 34 DEGREES 15 MINUTES 03 SECONDS WEST 38.76 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 14 SECONDS WEST 29.98 FEET; THENCE NORTH 09 DEGREES 59 MINUTES 04 SECONDS EAST 27.25 FEET; THENCE NORTH 21 DEGREES 34 MINUTES 09 SECONDS EAST 60.21 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 09 SECONDS EAST 107.42 FEET; THENCE NORTH 28 DEGREES 37 MINUTES 54 SECONDS EAST 79.74 FEET; THENCE NORTH 29 DEGREES 47 MINUTES 14 SECONDS EAST 61.64 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 04 SECONDS EAST 25.79 FEET; THENCE NORTH 65 DEGREES 04 MINUTES 52 SECONDS EAST 23.13 FEET; THENCE NORTH 81 DEGREES 35 MINUTES 10

SECONDS EAST 23.55 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST 53.58 FEET; THENCE SOUTH 76 DEGREES 32 MINUTES 00 SECONDS EAST 19.97 FEET TO THE POINT OF BEGINNING, CONTAINING 2.417 ACRES, MORE OR LESS.

TOGETHER WITH THE RIGHTS-OF-WAY OF 136TH STREET, BROOKS SCHOOL ROAD, 141ST STREET, BODEN ROAD, GREENFIELD AVENUE, CAMPUS PARKWAY AND MARILYN ROAD THAT LIE ADJACENT TO OR CROSS THROUGH THE ABOVE-DESCRIBED LAND.

The Area includes the following parcel numbers:

Parcel #

13-11-22-00-00-008.003
13-11-22-00-00-008.002
13-11-22-00-00-008.001
13-11-22-00-00-007.101
13-11-22-00-00-007.131
13-11-22-00-00-008.000
13-11-22-00-00-013.000
13-11-22-00-00-007.112
13-11-22-00-00-007.111
13-11-22-00-00-007.141
12-11-15-00-00-004.101

Project Description

All projects for the Area are in, serving or benefiting the Area. The following projects ("Projects") will be constructed in connection with the economic development of the Area (such projects may be acquired and constructed by the Commission and/or a private developer):

1. *Road and Bridge Improvements* – Road and bridge improvements shall be constructed in and around the Area to ensure safe, efficient and effective access in and around the Area. The road improvements will include the planning, design and construction of improvements to 141st Street between Marilyn Road and Boden Road, including bridge improvements and adjacent trail improvements, and such other streets and bridges all as necessary and appropriate to improve access in and around the Area.
2. *Storm Water Improvements* – Storm water improvements shall be planned, designed and constructed to collect, handle and treat storm water in the Area. Such improvements shall include storm water infrastructure, ponds and other related improvements.
3. *Park Improvements* – Park improvements shall be planned, designed, acquired and constructed to provide park spaces in the and around the Area. Such park spaces may include playground equipment, structures, bathhouse and trails.

4. *Utility Infrastructure Improvements* - Utility improvements (e.g., water, sewer, electric and gas) shall, to the extent necessary, be constructed in and around the Area to assure the provision of adequate utility services to the Area. The costs of such improvements shall include any necessary design costs, construction of mains, sewers, waterworks, electric works, and gas works, utility relocation costs and any such other costs related to the provision of utility services to the Area.
5. *Economic Development Projects* – Economic development projects which constitute local public improvements and are capital projects shall be acquired and/or constructed to foster and encourage the orderly development of the Area.

The total estimated cost of the Projects is \$40,000,000. The Commission anticipates that the acquisition and construction of the Projects will encourage development in and around the Area.

Economic Benefits of Projects

The Projects are anticipated to facilitate the growth and diversification of the property tax base, including additional investment in the Area from businesses in the estimated amount of at least \$142,000,000 in the next ten (10) years. This additional investment is anticipated to result in new employment opportunities in the Area and include the construction of office buildings, mixed-use buildings, multi-family developments, townhomes, senior living, restaurants and commercial space.

Acquisition of Property

The Commission has no present plans to acquire any interests in real property in the Area. The Commission shall follow the procedures in Indiana Code 36-7-14, including Section 19 thereof, in any acquisition of property. The Commission may not exercise the power of eminent domain in the Area and will take no actions with respect to acquiring residential areas or otherwise relocating any residences.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Commission. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with Indiana Code 5-3-1. The Commission will follow the procedures of Indiana Code 36-7-14-22 in making a sale or lease of real property acquired.

Allocation Area

The entire Area described in the map and parcel list attached to the Declaratory Resolution of which this Plan is a part as Exhibit B shall constitute an allocation area as defined in Indiana Code 36-7-14-39 ("Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Allocation Area.

Amendment of the Plan

The Commission may amend the Plan by following the procedures set forth in Indiana Code 36-7-14-15 through 17.5.

EXHIBIT B

Description of the Area, Parcel Numbers and Map

Description

A part of the Northeast Quarter of Section 22 and a part of the Southeast Quarter of Section 15 all in Township 18 North, Range 5 East, Fall Creek Township and Wayne Township, Hamilton County, State of Indiana being more particularly described as follows:

Commencing at the Northeast corner of said Section 22; thence South 00 degrees 05 minutes 55 seconds East, along the East line thereof, 402.41 feet to the Northeast corner of Parcel #18 - Fee Simple, Limited Access Right of way per said Inst. No. 2006-017144, the following fourteen (14) courses being along the perimeter thereof; (1) thence South 63 degrees 52 minutes 15 seconds West 105.72 feet to the POINT OF BEGINNING of the real estate described herein; (2) thence South 00 degrees 05 minutes 55 seconds East 18.47 feet; (3) thence South 23 degrees 17 minutes 46 seconds East 76.16 feet; (4) thence South 00 degrees 05 minutes 51 seconds East 538.00 feet; (5) thence South 89 degrees 54 minutes 08 seconds West 20.00 feet; (6) thence South 00 degrees 05 minutes 51 seconds East 65.00 feet; (7) thence North 89 degrees 54 minutes 09 seconds East 20.00 feet; (8) South 00 degrees 05 minutes 51 seconds East 350.00 feet; (9) thence South 12 degrees 13 minutes 57 seconds West 183.71 feet; (10) thence North 89 degrees 59 minutes 47 seconds West 138.75 feet to a curve concave Northerly having a radius of 645.00 feet, the radius point of said curve bears North 00 degrees 00 minutes 14 seconds East; (11) thence Westerly and Northwesterly along said curve 374.75 feet to a point which bears South 33 degrees 17 minutes 35 seconds West from said radius point; (12) thence North 56 degrees 42 minutes 26 seconds West 255.50 feet; (13) thence North 33 degrees 17 minutes 34 seconds East 30.00 feet; (14) thence North 56 degrees 42 minutes 26 seconds West 1167.53 feet to a point on the West line of the delineated Flood Plain North of 146th Street per Inst. No. 2006-17144, the following sixteen (16) calls being along said West delineated Flood Plan line 1) thence North 35 degrees 11 minutes 27 seconds East 1.28 feet Measured (6.12 feet Deed); 2) thence North 25 degrees 44 minutes 21 second East 105.76 feet; 3) thence North 15 degrees 38 minutes 10 seconds East 108.40 feet; 4) thence North 09 degrees 08 minutes 34 seconds East 211.01 feet; 5) thence North 04 degrees 18 minutes 49 seconds East 100.37 feet; 6) thence North 15 degrees 08 minutes 09 seconds East 164.51 feet; 7) thence North 23 degrees 59 minutes 58 seconds East 85.35 feet; 8) thence North 41 degrees 30 minutes 28 seconds East 49.50 feet; 9) thence North 47 degrees 51 minutes 33 seconds East 260.07 feet; 10) thence North 56 degrees 34 minutes 57 seconds East 124.80 feet; 11) thence North 56 degrees 38 minutes 36 seconds East 44.15 feet; 12) thence North 70 degrees 09 minutes 26 seconds East 44.15 feet; 13) thence North 72 degrees 26 minutes 39 seconds East 37.79 feet; 14) thence North 63 degrees 30 minutes 14 seconds East 37.79 feet; 15) thence North 62 degrees 51 minutes 41 second East 90.90 feet; 16) thence North 69 degrees 50 minutes 13 seconds East 29.81 feet Measured (24.03 feet Deed) to the South line of the right of way for Greenfield Avenue, per Parcel #18b of said Inst. No. 2006-17144, then next two (2) calls being along said Southern right of way line; 1) thence South 44 degrees 26 minutes 22 seconds East 368.91 feet to the point of curvature of a non-tangent curve to the left having a radius of 775.00 feet, the radius point of which bears North 43 degrees 33 minutes 48 seconds East; 2) thence Southeasterly along said curve an arc length of 53.65 feet to a point

which bears South 39 degrees 35 minutes 50 seconds West from said radius point and is the Northwest corner of real estate described within Inst. No. 2006-35146, the next two (2) calls being along the Western and Southern line thereof; 1) thence South 00 degrees 05 minutes 55 seconds East 655.56 feet; 2) thence North 64 degrees 20 minutes 52 seconds East 360.24 feet to a point on the West line of the real estate described in Instr. No. 9609648057, the next two (2) courses being along the Western and Southern line thereof; 1) South 00 degrees 05 minutes 55 seconds East 168.78 feet; thence North 63 degrees 52 minutes 15 seconds East 297.15 feet to the POINT OF BEGINNING of this description, containing 46.597 Acres, more or less.

TOGETHER WITH
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA EXCEPTING
THEREFROM A TRACT OF LAND 10 RODS AND 20.5 LINKS IN WIDTH BY PARALLEL
LINES OFF THE ENTIRE NORTH END OF SAID QUARTER-QUARTER.

ALSO:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18
NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA.

ALSO:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18
NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, EXCEPTING THEREFROM
25 ACRES OFF THE SOUTH END OF SAID HALF- QUARTER.

TOGETHER WITH

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH,
RANGE 5 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF
SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE SOUTH 00 DEGREES 05
MINUTES 55 SECONDS EAST (ASSUMED BEARING) 1,874.29 FEET ALONG THE EAST
LINE OF SAID NORTHEAST QUARTER TO THE SOUTHERN RIGHT-OF-WAY LINE OF
146TH STREET, SAID POINT BEING THE POINT OF BEGINNING OF THIS
DESCRIPTION; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 314.77
FEET ALONG SAID EAST LINE; THENCE NORTH 76 DEGREES 32 MINUTES 00
SECONDS WEST 19.97 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS
WEST 53.58 FEET; THENCE SOUTH 81 DEGREES 35 MINUTES 10 SECONDS WEST
23.55 FEET; THENCE SOUTH 65 DEGREES 04 MINUTES 52 SECONDS WEST 23.13
FEET; THENCE SOUTH 47 DEGREES 47 MINUTES 04 SECONDS WEST 25.79 FEET;
THENCE SOUTH 29 DEGREES 47 MINUTES 14 SECONDS WEST 61.64 FEET; THENCE
SOUTH 26 DEGREES 37 MINUTES 54 SECONDS WEST 79.74 FEET; THENCE SOUTH 27
DEGREES 31 MINUTES 09 SECONDS WEST 107.42 FEET; THENCE SOUTH 21
DEGREES 34 MINUTES 09 SECONDS WEST 60.21 FEET; THENCE SOUTH 09 DEGREES
59 MINUTES 04 SECONDS WEST 27.25 FEET; THENCE SOUTH 10 DEGREES 37
MINUTES 14 SECONDS EAST 29.98 FEET; THENCE SOUTH 34 DEGREES 15 MINUTES
03 SECONDS EAST 38.76 FEET; THENCE SOUTH 41 DEGREES 19 MINUTES 33

SECONDS EAST 61.08 FEET; THENCE SOUTH 38 DEGREES 07 MINUTES 19 SECONDS EAST 26.36 FEET; THENCE SOUTH 24 DEGREES 40 MINUTES 50 SECONDS EAST 11.25 FEET TO THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND GRANTED TO WAYNE S. MILLER, ADOLINE M. CORNETT AND EUGENE P. CORNETT, RECORDED IN INSTRUMENT NUMBERS 9208142 AND 9553796 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 1,795.40 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 34 DEGREES 30 MINUTES 51 SECONDS EAST 7.44 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 52 SECONDS EAST 11.94 FEET; THENCE NORTH 11 DEGREES 28 MINUTES 28 SECONDS EAST 12.16 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 01 SECONDS WEST 12.13 FEET; THENCE NORTH 14 DEGREES 40 MINUTES 03 SECONDS WEST 12.89 FEET; THENCE NORTH 25 DEGREES 37 MINUTES 41 SECONDS WEST 7.79 FEET; THENCE NORTH 34 DEGREES 49 MINUTES 42 SECONDS WEST 9.58 FEET; THENCE NORTH 41 DEGREES 09 MINUTES 43 SECONDS WEST 61.63 FEET; THENCE NORTH 44 DEGREES 02 MINUTES 54 SECONDS WEST 38.64 FEET; THENCE NORTH 49 DEGREES 49 MINUTES 14 SECONDS WEST 38.64 FEET; THENCE NORTH 57 DEGREES 49 MINUTES 49 SECONDS WEST 15.67 FEET; THENCE NORTH 68 DEGREES 15 MINUTES 01 SECONDS WEST 16.20 FEET; THENCE NORTH 79 DEGREES 48 MINUTES 27 SECONDS WEST 19.14 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST 14.04 FEET; THENCE SOUTH 80 DEGREES 25 MINUTES 59 SECONDS WEST 13.21 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS WEST 40.77 FEET; THENCE SOUTH 77 DEGREES 28 MINUTES 52 SECONDS WEST 20.23 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 04 SECONDS WEST 17.30 FEET; THENCE NORTH 80 DEGREES 03 MINUTES 24 SECONDS WEST 18.19 FEET; THENCE NORTH 69 DEGREES 20 MINUTES 16 SECONDS WEST 15.40 FEET; THENCE NORTH 57 DEGREES 31 MINUTES 43 SECONDS WEST 21.59 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 53 SECONDS WEST 113.51 FEET; THENCE NORTH 44 DEGREES 05 MINUTES 26 SECONDS WEST 107.67 FEET; THENCE NORTH 47 DEGREES 21 MINUTES 14 SECONDS WEST 23.44 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 24 SECONDS WEST 27.01 FEET; THENCE NORTH 70 DEGREES 39 MINUTES 23 SECONDS WEST 27.00 FEET; THENCE NORTH 78 DEGREES 38 MINUTES 29 SECONDS WEST 70.29 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 52 SECONDS WEST 14.87 FEET; THENCE NORTH 53 DEGREES 22 MINUTES 46 SECONDS WEST 16.81 FEET; THENCE NORTH 35 DEGREES 14 MINUTES 05 SECONDS WEST 16.06 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 23 SECONDS WEST 9.08 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 23 SECONDS WEST 112.46 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 40 SECONDS EAST 93.64 FEET; THENCE NORTH 05 DEGREES 53 MINUTES 45 SECONDS WEST 108.57 FEET; THENCE NORTH 15 DEGREES 45 MINUTES 43 SECONDS EAST 34.63 FEET; THENCE NORTH 29 DEGREES 29 MINUTES 44 SECONDS EAST 115.66 FEET; THENCE NORTH 38 DEGREES 20 MINUTES 01 SECONDS EAST 120.34 FEET; THENCE NORTH 34 DEGREES 39 MINUTES 18 SECONDS EAST 38.27 FEET; THENCE NORTH 18 DEGREES 17 MINUTES 03 SECONDS EAST 38.27 FEET; THENCE NORTH 11 DEGREES 16 MINUTES 50 SECONDS EAST 78.43 FEET; THENCE NORTH 09 DEGREES 02 MINUTES 37 SECONDS EAST 47.07 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST 47.07 FEET; THENCE NORTH 05 DEGREES 24 MINUTES 38

SECONDS EAST 64.63 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 23 SECONDS EAST 56.74 FEET; THENCE NORTH 44 DEGREES 13 MINUTES 58 SECONDS EAST 62.51 FEET; THENCE NORTH 63 DEGREES 31 MINUTES 02 SECONDS EAST 72.75 FEET; THENCE NORTH 75 DEGREES 30 MINUTES 39 SECONDS EAST 103.50 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 48 SECONDS EAST 104.27 FEET; THENCE NORTH 83 DEGREES 05 MINUTES 57 SECONDS EAST 62.21 FEET; THENCE NORTH 65 DEGREES 45 MINUTES 00 SECONDS EAST 62.67 FEET; THENCE NORTH 42 DEGREES 21 MINUTES 57 SECONDS EAST 59.79 FEET; THENCE NORTH 21 DEGREES 25 MINUTES 09 SECONDS EAST 69.58 FEET; THENCE NORTH 12 DEGREES 38 MINUTES 44 SECONDS EAST 88.13 FEET; THENCE NORTH 04 DEGREES 09 MINUTES 01 SECONDS EAST 57.96 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF 146TH STREET; THE NEXT FOUR (4) COURSES ARE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE; (1) THENCE SOUTH 57 DEGREES 02 MINUTES 21 SECONDS EAST 1,040.89 FEET; (2) THENCE SOUTH 58 DEGREES 34 MINUTES 34 SECONDS EAST 411.27 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 850.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 29 DEGREES 23 MINUTES 29 SECONDS EAST; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE 439.27 FEET TO THE A POINT WHICH BEARS SOUTH 00 DEGREES 13 MINUTES 27 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS EAST 238.41 FEET TO THE POINT OF BEGINNING, CONTAINING 65.235 ACRES, MORE OR LESS.

ALSO

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST (ASSUMED BEARING) 1,873.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHERN RIGHT-OF-WAY LINE OF 146TH STREET; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 314.77 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 477.54 FEET ALONG SAID EAST LINE TO THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND GRANTED TO WAYNE S. MILLER, ADOLINE M. CORNETT AND EUGENE P. CORNETT, RECORDED AS INSTRUMENT NUMBERS 9208142 & 9553796 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 180.70 FEET ALONG SAID SOUTHERN BOUNDARY LINE; THENCE NORTH 24 DEGREES 40 MINUTES 50 SECONDS WEST 11.25 FEET; THENCE NORTH 38 DEGREES 07 MINUTES 19 SECONDS WEST 26.36 FEET; THENCE NORTH 41 DEGREES 19 MINUTES 33 SECONDS WEST 81.08 FEET; THENCE NORTH 34 DEGREES 15 MINUTES 03 SECONDS WEST 38.76 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 14 SECONDS WEST 29.98 FEET; THENCE NORTH 09 DEGREES 59 MINUTES 04 SECONDS EAST 27.25 FEET; THENCE NORTH 21 DEGREES 34 MINUTES 09 SECONDS EAST 60.21 FEET; THENCE NORTH 27 DEGREES 31 MINUTES 09 SECONDS EAST 107.42 FEET; THENCE NORTH 28 DEGREES 37 MINUTES 54 SECONDS EAST 79.74 FEET; THENCE NORTH 29 DEGREES 47 MINUTES 14 SECONDS EAST 61.64 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 04

SECONDS EAST 25.79 FEET; THENCE NORTH 65 DEGREES 04 MINUTES 52 SECONDS EAST 23.13 FEET; THENCE NORTH 81 DEGREES 35 MINUTES 10 SECONDS EAST 23.55 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST 53.58 FEET; THENCE SOUTH 76 DEGREES 32 MINUTES 00 SECONDS EAST 19.97 FEET TO THE POINT OF BEGINNING, CONTAINING 2.417 ACRES, MORE OR LESS. TOGETHER WITH THE RIGHTS-OF-WAY OF 136TH STREET, BROOKS SCHOOL ROAD, 141ST STREET, BODEN ROAD, GREENFIELD AVENUE, CAMPUS PARKWAY AND MARILYN ROAD THAT LIE ADJACENT TO OR CROSS THROUGH THE ABOVE-DESCRIBED LAND.

Parcel List

13-11-22-00-00-008.003
13-11-22-00-00-008.002
13-11-22-00-00-008.001
13-11-22-00-00-007.101
13-11-22-00-00-007.131
13-11-22-00-00-008.000
13-11-22-00-00-013.000
13-11-22-00-00-007.112
13-11-22-00-00-007.111
13-11-22-00-00-007.141
12-11-15-00-00-004.101

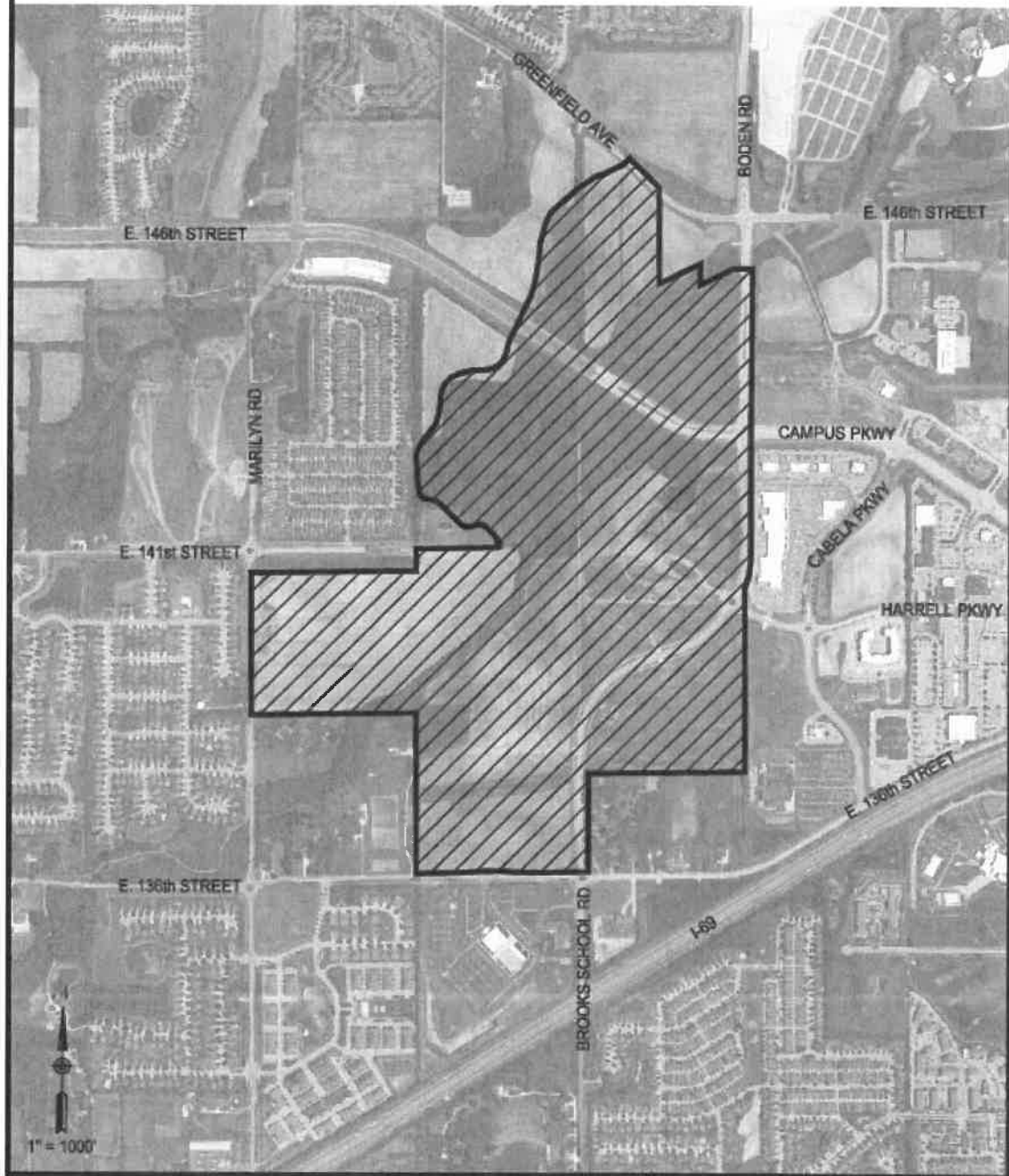
Parcels Removed from CCW Area

13-11-22-00-00-007.101
13-11-22-00-00-007.131
13-11-22-00-00-013.000
13-11-22-00-00-008.000
13-11-22-00-00-008.001
13-11-22-00-00-008.002
13-11-22-00-00-008.003
13-11-22-00-00-007.112
13-11-22-00-00-007.111
13-11-22-00-00-007.141
12-11-15-00-00-004.101

Map

(see following page)

HYDE PARK NOBLESVILLE, INDIANA



The Area is reflected on the map above as that area outlined in black with diagonal lining.