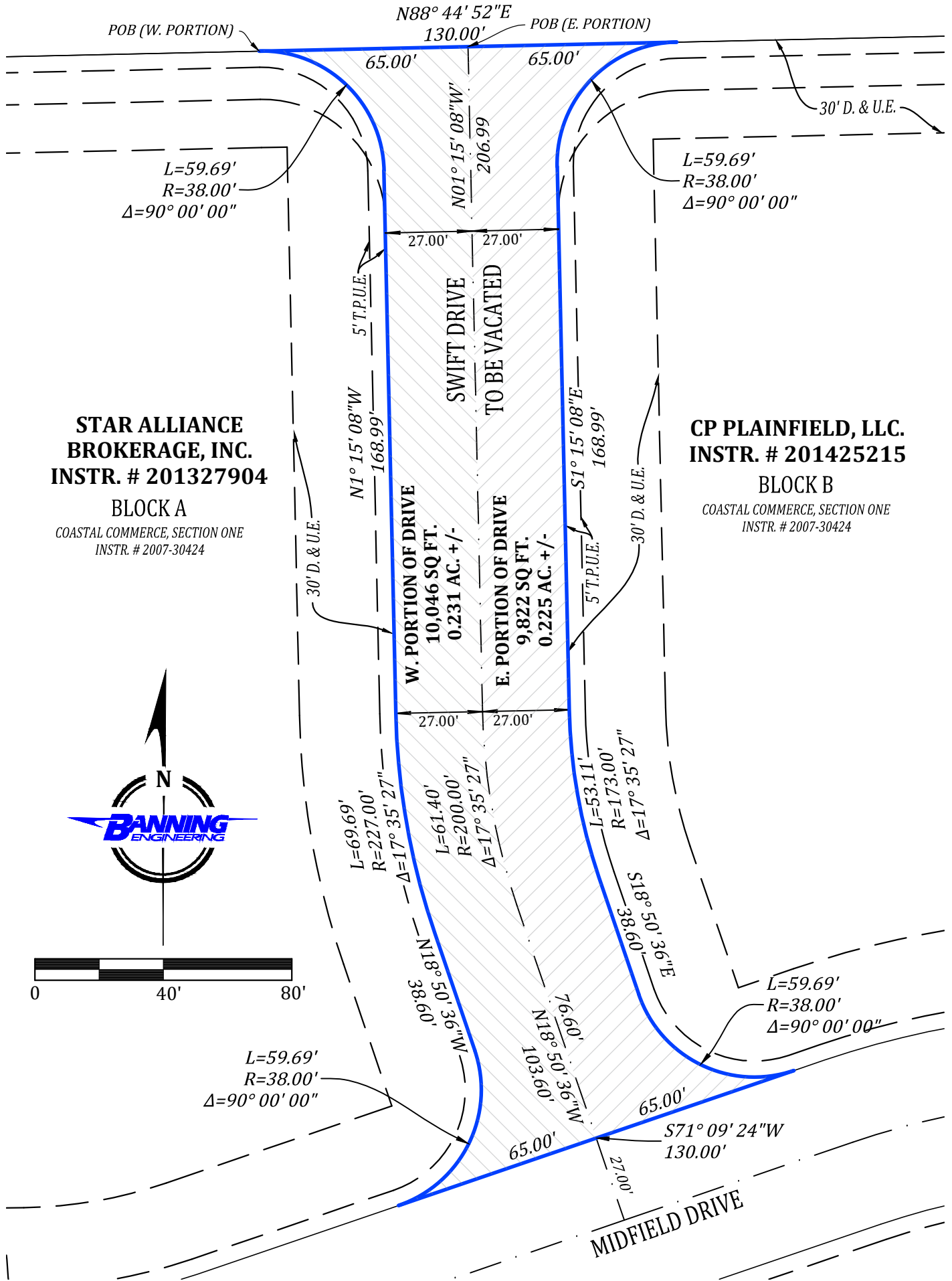


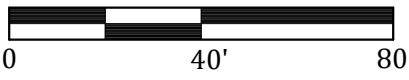
**EXHIBIT "A"**

**C.R. 450 SOUTH (STAFFORD ROAD)**



**STAR ALLIANCE  
BROKERAGE, INC.**  
INSTR. # 201327904  
BLOCK A  
COASTAL COMMERCE, SECTION ONE  
INSTR. # 2007-30424

**CP PLAINFIELD, LLC.**  
INSTR. # 201425215  
BLOCK B  
COASTAL COMMERCE, SECTION ONE  
INSTR. # 2007-30424



**RIGHT OF WAY EXHIBIT**

PREPARED FOR: RACETRAC PETROLEUM INC.  
PART OF COASTAL COMMERCE, SECTION 1  
PLAINFIELD, HENDRICKS CO., INDIANA

JOB # 24051  
DATE: 6/10/2024  
DRAFTED: CH  
CHECKED: JP

E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com) WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey or a surveyor location report. **PAGE 1 OF 2**



# EXHIBIT "A"

## LAND DESCRIPTIONS

### **WEST PORTION OF RIGHT OF WAY OF SWIFT DRIVE**

A part of Coastal Commerce, Section 1, an addition to the Town of Plainfield, as per plat thereof recorded November 30, 2007 in Plat Cabinet 7, Slide 32, Pages 1AB, as Instrument Number 2007030424 in the Office of the Recorder of Hendricks County, Indiana, being more particularly described as follows:

BEGINNING at the Northeast corner of Block A in said Coastal Commerce, Section 1; thence North 88 degrees 44 minutes 52 seconds East 65.00 feet to the centerline of Swift Drive, the following three (3) calls are along said centerline; 1) thence South 01 degree 15 minutes 08 seconds East 206.99 feet to the beginning of a tangent curve to the left having a radius of 200.00 feet and a central angle of 17 degrees 35 minutes 27 seconds; 2) thence along the arc of said curve 61.40; 3) thence South 18 degrees 50 minutes 36 seconds East 76.60 feet; thence South 71 degrees 09 minutes 24 seconds West 65.00 feet to the southerly line of said Block A in Coastal Commerce, Section 1 and the beginning of a non-tangent curve to the left having a radius of 38.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; the radius point of which bears North 18 degrees 50 minutes 36 seconds West; thence along the arc of said curve 59.69 feet, the following four (4) calls are along the east line of said Block A; 1) thence North 18 degrees 50 minutes 36 seconds West 38.60 feet to the beginning of a tangent curve to the right having a radius of 227.00 feet and a central angle of 17 degrees 35 minutes 27 seconds; 2) thence along the arc of said curve 69.69 feet; 3) thence North 01 degree 15 minutes 08 seconds West 168.99 feet to the beginning of a tangent curve to the left having a radius of 38.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; 4) thence along the arc of said curve 59.69 feet to the POINT OF BEGINNING, containing 0.231 acres, more or less.

### **EAST PORTION OF RIGHT OF WAY OF SWIFT DRIVE**

A part of Coastal Commerce, Section 1, an addition to the Town of Plainfield, as per plat thereof recorded November 30, 2007 in Plat Cabinet 7, Slide 32, Pages 1AB, as Instrument Number 2007030424 in the Office of the Recorder of Hendricks County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of Block A in said Coastal Commerce, Section 1; thence North 88 degrees 44 minutes 52 seconds East 65.00 feet to the POINT OF BEGINNING, said point being in the centerline of Swift Drive; thence continue North 88 degrees 44 minutes 52 seconds East 65.00 feet to the northerly line of Block B in said Coastal Commerce, Section 1 and the beginning of a non-tangent curve to the left having a radius of 38.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; the radius point of which bears South 01 degree 15 minutes 08 seconds East; thence along the arc of said curve 59.69 feet, the following four (4) calls are along the westerly lines of said Block B; 1) thence South 01 degree 15 minutes 08 seconds East 168.99 feet to the beginning of a tangent curve to the left having a radius of 173.00 feet and a central angle of 17 degrees 35 minutes 27 seconds; 2) thence along the arc of said curve 53.11 feet; 3) thence South 18 degrees 50 minutes 36 seconds East 38.60 feet to the beginning of a tangent curve to the left having a radius of 38.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; 4) thence along the arc of said curve 59.69 feet to a point which bears South 18 degrees 50 minutes 36 seconds East from said radius point; thence South 71 degrees 09 minutes 24 seconds West 65.00 feet the centerline of said Swift Drive, the following three (3) calls are along said centerline; 1) thence North 18 degrees 50 minutes 36 seconds West 76.60 feet to the beginning of a tangent curve to the right having a radius of 200.00 feet and a central angle of 17 degrees 35 minutes 27 seconds; 2) thence along the arc of said curve 61.40 feet; 3) thence North 01 degree 15 minutes 08 seconds West 206.99 feet to the POINT OF BEGINNING, containing 0.225 acres, more or less.

RIGHT OF WAY EXHIBIT  
PREPARED FOR: RACETRAC PETROLEUM INC.  
PART OF COASTAL COMMERCE, SECTION 1  
PLAINFIELD, HENDRICKS CO., INDIANA

JOB # 24051  
DATE: 6/10/2024  
DRAFTED: CH  
CHECKED: JP

E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com) WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

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