

DKDS/JONES PARCEL SURVEYED DESCRIPTION

Part of the Southwest Quarter of Section 33, Township 15 North, Range 1 East, Northwest and Southwest Quarters of Section 4, Township 14 North, Range 1 East and the Northwest Quarter of Section 9, Township 14 North, Range 1 East of the Second Principal Meridian, in Hendricks County, Indiana, being that 151.006 acre tract of land shown on an ALTA/NSPS Land Title Survey of said tract certified by Bryson Raney, PS #LS22300026 as Banning Engineering Project Number 23365 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a stone with cut "X" marking the southwest corner of said southwest quarter; thence North 00 degrees 33 minutes 31 seconds West along the west line of said southwest quarter 768.62 feet to Line "AL" per Indiana State Highway Commission Plans for F.A. Project No. 15 Sec. B (3) (1940); thence North 65 degrees 48 minutes 29 seconds East along said Line "AL" 311.45 feet to the northwest corner of the land of Mark and Kelly Allen recorded as Instrument Number 201926865 in the Office of the Recorder of Hendricks County; thence South 06 degrees 20 minutes 55 seconds East along the west line of said land of Mark and Kelly Allen 2,285.16 feet to the south line of the north half of the northwest quarter of said Section 4; thence North 88 degrees 55 minutes 09 seconds East along said north line 1,228.74 feet; thence South 06 degrees 29 minutes 22 seconds East 1,335.06 feet to the north line of land of PMF Properties, LLC recorded as Instrument Number 202010789 in said recorder's office (the following three (3) lines follow along the north and west lines of said land of PMF Properties, LLC); 1) thence South 88 degrees 44 minutes 40 seconds West 175.36 feet; 2) thence South 00 degrees 11 minutes 46 seconds East 1,308.96 feet; 3) thence South 05 degrees 25 minutes 33 seconds West 1,362.35 feet to the south line of the southwest quarter of said Section 4; thence South 88 degrees 39 minutes 39 seconds West along said south line 139.91 feet to the northeast corner of the west half of the northwest quarter of said Section 9; thence South 00 degrees 46 minutes 23 seconds East along the east line of said west half 598.26 feet to the northeast corner of Exempt Subdivision 007/15 recorded as Instrument Number 201519897 in said recorder's office (the following two (2) calls follow along the north and west lines of said Exempt Subdivision 007/15); 1) thence South 89 degrees 11 minutes 28 seconds West 251.44 feet; 2) thence South 00 degrees 45 minutes 44 seconds East 303.96 feet to the north line of the land of Lucas and Lauren Karr recorded as Instrument Number 202107381 in said recorder's office (the following two (2) calls follow along the north line of said land of Lucas and Lauren Karr); 1) thence North 87 degrees 58 minutes 38 seconds West 70.47 feet; 2) thence North 89 degrees 46 minutes 01 second West 204.76 feet to the northeast corner of the land of Patricia Smith recorded as Instrument Number 201615394 in said recorder's office (the following five (5) calls follow along the north line of said land of Patricia Smith); 1) thence South 81 degrees 50 minutes 43 seconds West 39.01 feet; 2) thence South 25 degrees 51 minutes 41 seconds West 33.40 feet; 3) thence South 15 degrees 37 minutes 43 seconds West 125.21 feet; 4) thence South 45 degrees 05 minutes 01 second West 95.82 feet; 5) thence South 88 degrees 39 minutes 54 seconds West 337.58 feet to the east line of the land of Kevin and Karen Burgess Revocable Trust Dated June 15, 2022 as Instrument Number 202215136 in said recorder's office; thence North 00 degrees 53 minutes 12 seconds West along said east line 825.86 feet to the southwest corner of the land of Ronnie Buchanan and Jamie Freije recorded as Instrument Number 200626996 in said recorder's office (the following two (2) calls follow along the south and east lines of said land of Ronnie Buchanan and Jamie Freije); 1) thence North 88 degrees 39 minutes 17 seconds East 184.52 feet; 2) thence North 00 degrees 53 minutes 43 seconds West 284.17 feet to the south line of the southwest quarter of said Section 4; thence North 88 degrees 39 minutes 39 seconds East along said south line 166.42 feet to the southwest corner of the land of DKDS Investments, LLC recorded as Instrument Number 201923551 in said recorder's office (the following two (2) courses follow along the west line of said land of DKDS Investments, LLC); 1) thence North 01 degree 04 minutes 44 seconds West 2,090.99 feet; 2)) thence North 00 degree 59 minutes 53 seconds West 572.05 feet to the south line of the south half of the northwest quarter of Section 4; thence South 88 degrees 44 minutes 40 seconds West along said south line 674.70 feet to a stone marking the southwest corner of said south half; thence North 01 degree 02 minutes 01 second West along the west line of said south half 1,334.72 feet to a stone with cut "X" marking the southwest corner of the north half of the northwest quarter of said Section 4; thence North

01 degree 03 minutes 08 seconds West along the west line of said north half 1,384.85 feet to a stone with cut "X" marking the northwest corner of said northwest quarter; thence South 88 degrees 28 minutes 16 seconds West along the south line of the southwest quarter of said Section 33 a distance of 22.69 feet to the POINT OF BEGINNING, containing 151.006 acres, more or less.

AND

ALLEN PARCEL SURVEYED DESCRIPTION

Part of the Southwest of Section 33, Township 15 North, Range 1 East, and part of the North Half of the Northwest quarter of the Northwest quarter of Section 4, Township 14 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being that 52.330 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Bryson Raney, PS #LS22300026 as Banning Engineering Project Number 24123 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a Stone with cut "X" marking the southwest corner of the north half of said northwest quarter; thence North 88 degrees 55 minutes 09 seconds East along the south line of said north half 481.26 feet to the southeast corner of the land of Damon N. Jones Revocable Trust Dated June 19, 2019 recorded as Instrument Number 20225693 in the Office of the Recorder of Hendricks County being the POINT OF BEGINNING; thence North 06 degrees 20 minutes 55 seconds West along the east line of the land of Damon N. Jones Revocable Trust and the east line of said land of Damon N. Jones Revocable Trust Dated June 19, 2019 recorded as Instrument Number 202220890 in said recorder's office 2,285.16 feet to the Line "AL" per the Indiana Highway Commission Plans for F.A. Project No. 15 Sec. B (3) (1940) for U.S. Highway 40; thence North 65 degrees 48 minutes 29 seconds East along said Line "AL" 163.00 feet to the northwest corner of the land of Kevin and Kara Trivett recorded as Instrument Number 202225722 in said recorder's office (the following four (4) calls follow along the west, south and east lines of said land of Kevin and Kara Trivett); 1) thence South 13 degrees 12 minutes 33 seconds East 466.11 feet to a 5/8 inch rebar with Banning Eng Firm #0060 cap set (hereinafter referred to a "Banning Rebar"); 2) thence South 16 degrees 15 minutes 55 seconds East 511.69 feet to the north line of said north half marked by a "Banning Rebar"; 3) thence North 88 degrees 28 minutes 16 seconds East along said north line 85.56 feet to a "Banning Rebar"; 4) thence North 01 degree 10 minutes 02 seconds West 1,083.67 feet to said Line "AL"; thence North 65 degrees 48 minutes 29 seconds East along said Line "AL" 385.41 feet to the northwest corner of the land of Jack and Nancy Hancock Living Trust Dated March 27, 2018 recorded as Instrument Number 202302807 in said recorder's office; thence South 00 degrees 58 minutes 49 seconds East along the west line of said land of Jack and Nancy Hancock Living Trust 228.11 feet to the centerline of the creek (the following fifty-two calls follow along the centerline of said creek); 1) thence South 25 degrees 01 minute 06 seconds East 142.98 feet; 2) thence South 19 degrees 50 minutes 15 seconds East 195.51 feet; 3) thence South 38 degrees 03 minutes 23 seconds East 83.08 feet; 4) thence South 12 degrees 39 minutes 27 seconds West 87.17 feet; 5) thence South 54 degrees 26 minutes 15 seconds East 61.54 feet; 6) thence South 20 degrees 54 minutes 04 seconds East 62.30 feet; 7) thence South 41 degrees 15 minutes 18 seconds West 71.67 feet; 8) thence South 71 degrees 45 minutes 26 seconds East 29.48 feet; 9) thence South 14 degrees 40 minutes 59 seconds East 53.04 feet; 10) thence South 46 degrees 14 minutes 18 seconds West 89.44 feet; 11) thence South 27 degrees 43 minutes 32 seconds East 59.39 feet; 12) thence South 19 degrees 45 minutes 20 seconds East 123.27 feet; 13) thence South 43 degrees 01 minute 46 seconds East 40.18 feet; 14) thence South 82 degrees 12 minutes 53 seconds East 75.77 feet; 15) thence South 14 degrees 33 minutes

19 seconds West 59.75 feet; 16) thence South 66 degrees 20 minutes 50 seconds West 27.07 feet; 17) thence South 06 degrees 11 minutes 48 seconds West 70.42 feet; 18) thence South 73 degrees 22 minutes 11 seconds West 33.98 feet; 19) thence North 40 degrees 18 minutes 07 seconds West 58.02 feet; 20) thence South 40 degrees 57 minutes 52 seconds West 58.62 feet; 21) thence South 18 degrees 23 minutes 02 seconds East 40.84 feet; 22) thence South 84 degrees 19 minutes 00 seconds East 23.86 feet; 23) thence South 29 degrees 30 minutes 57 seconds East 37.75 feet); 24) thence South 37 degrees 58 minutes 29 seconds East 149.02 feet; 25) thence North 69 degrees 46 minutes 10 seconds East 54.09 feet; 26) thence South 23 degrees 09 minutes 13 seconds East 106.42 feet; 27) thence North 67 degrees 59 minutes 41 seconds East 31.36 feet; 28) thence South 04 degrees 57 minutes 50 seconds West 64.19 feet; 29) thence North 82 degrees 31 minutes 20 seconds West 96.14 feet; 30) thence South 19 degrees 55 minutes 36 seconds East 66.50 feet; 31) thence South 27 degrees 59 minutes 15 seconds West 45.22 feet; 32) thence South 30 degrees 43 minutes 44 seconds East 40.86 feet; 33) thence North 70 degrees 42 minutes 15 seconds East 66.12 feet; 34) thence South 26 degrees 58 minutes 14 seconds West 35.06 feet; 35) thence South 02 degrees 02 minutes 50 seconds East 44.64 feet; 36) thence South 52 degrees 50 minutes 03 seconds West 48.59 feet; 37) thence South 43 degrees 33 minutes 47 seconds East 62.85 feet; 38) thence South 21 degrees 06 minutes 36 seconds West 70.14 feet; 39) thence South 40 degrees 11 minutes 25 seconds West 55.27 feet; 40) thence South 84 degrees 46 minutes 47 seconds East 147.57 feet; 41) thence South 17 degrees 54 minutes 44 seconds East 65.58 feet; 42) thence South 40 degrees 54 minutes 00 seconds West 65.96 feet; 43) thence South 47 degrees 00 minutes 28 seconds East 83.86 feet; 44) thence South 82 degrees 52 minutes 38 seconds East 71.58 feet; 45) thence South 25 degrees 47 minutes 15 seconds East 62.37 feet; 46) thence South 23 degrees 20 minutes 02 seconds West 105.72 feet; 47) thence South 55 degrees 27 minutes 59 seconds West 79.97 feet; 48) thence South 26 degrees 12 minutes 41 seconds West 58.70 feet; 49) thence South 18 degrees 21 minutes 44 seconds East 57.62 feet; 50) thence South 77 degrees 42 minutes 05 seconds East 120.47 feet; 51) thence South 32 degrees 39 minutes 08 seconds East 56.58 feet; 52) thence South 10 degrees 12 minutes 31 seconds West 39.91 feet to the south line of said north half; thence South 88 degrees 55 minutes 46 seconds West along said south line 1,232.49 feet to the POINT OF BEGINNING, containing 52.330 acres, more or less.

AND

CRAIG PARCEL DESCRIPTION

A part of the West Half of the West Half of the Southwest Quarter of Section 4, Township 14 North, Range 1 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, described as follows: Considering the South line of said Southwest Quarter as bearing South 90 degrees 00 minutes 00 seconds West with all bearings contained herein being relative thereto.

Commencing at a railroad spike found at the Southwest corner of said Southwest Quarter; thence North 00 degrees 17 minutes 58 seconds East (North 00 degrees 21 minutes 07 seconds East by deed) along the West line of said Southwest Quarter 725.00 feet to a 5/8 inch rebar with cap stamped "BANNING ENG LS29800001" set (herein referred to as "rebar set") at the POINT OF BEGINNING; thence continue North 00 degrees 17 minutes 58 seconds East along said West line 1938.76 feet (North 00 degrees 21 minutes 07 seconds East 1938.74 feet by deed) to a stone found at the Northwest corner of said Southwest Quarter; thence South 89 degrees 55 minutes 34 seconds East along the North line of said Southwest Quarter 673.35 feet (South 89 degrees 26 minutes 36 seconds East 667.28 feet by deed) to a rebar set at the Northeast corner of the West Half of the West Half of said Southwest Quarter; thence South 00 degrees 16 minutes 22 seconds West along the East line thereof 2662.88 feet (South 00 degrees 10 minutes 35 seconds West 2657.21 feet by deed) to a MAG nail with "LS29800001" tag set (herein referred to as "nail set") on the South line of said Southwest Quarter; thence South 90 degrees 00 minutes 00 seconds West along said

South line 49.98 feet to a nail set at the southeast corner of a tract of land described in deed to Wallace recorded in Deed Record 316, Page 506 in the Hendricks County Recorder's Office; thence North 00 degrees 16 minutes 22 seconds East (South 00 degrees 10 minutes 35 seconds West by Wallace deed) along the east line of said land 312.72 feet to a rebar set at the northeast corner thereof; thence South 90 degrees 00 minutes 00 seconds West along the north line of said land 309.04 feet northwest corner thereof, said point being on the west line of a tract of land described in deed to Durham recorded in Deed Record 316, Pages 504-505 in said county records; thence North 00 degrees 17 minutes 58 seconds East (North 00 degrees 21 minutes 07 seconds East by deed) along said west line 412.28 feet to a rebar set; thence South 90 degrees 00 minutes 00 seconds West along the south line of said land 315.43 feet to the POINT OF BEGINNING, containing 33.738 acres, more or less.

All the above described land in total containing 237.074 acres more or less.