

Legal Description

A PART OF PARCELS CONVEYED TO PACE PROPERTY HOLDING, LLC PER THE FOLLOWING INSTRUMENTS:

- SPECIAL WARRANTY DEED RECORDED DECEMBER 4, 2020 AS INSTRUMENT NUMBER 202037016,

- WARRANTY DEED RECORDED AUGUST 12, 2019 AS INSTRUMENT NUMBER 201917365,

- WARRANTY DEED RECORDED AUGUST 12, 2019 AS INSTRUMENT NUMBER 201917384,

AND A PART OF PARCELS CONVEYED RRJ ASSOCIATES, LLC PER THE FOLLOWING INSTRUMENTS:

- QUITCLAIM DEED RECORDED JANUARY 07, 2022 AS INSTRUMENT NUMBER 202200580,

- QUITCLAIM DEED RECORDED JANUARY 07, 2022 AS INSTRUMENT NUMBER 202200581,

AND A PART OF PARCEL CONVEYED TO INDIANAPOLIS AIRPORT AUTHORITY PER CORPORATE WARRANTY DEED RECORDED AUGUST 12, 1994 AS INSTRUMENT NUMBER 16385 IN BOOK 336 PAGES 146-147,

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE OF THE NORTHEAST QUARTER OF SECTION 29, BOTH IN TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 20, BEING THE NORTHWEST CORNER OF PARCEL INSTRUMENT NUMBER 16385;

THENCE ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 20, NORTH 88 DEGREES 57 MINUTES 31 SECONDS EAST, A DISTANCE OF 217.81 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 PER INSTRUMENT NUMBER 202037016;

THENCE ALONG THE WEST LINE OF SAID PARCEL 3 PER INSTRUMENT NUMBER 202037016, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 598.85 FEET TO THE SOUTHEAST CORNER OF PARCEL PER INSTRUMENT NUMBER 202200580;

THENCE ALONG THE SOUTH LINE OF PARCEL PER INSTRUMENT NUMBER 202200580, SOUTH 89 DEGREES 15 MINUTES 40 SECONDS WEST, A DISTANCE OF 217.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 20;

THENCE ALONG THE WEST LINE OF SAID PARCEL, ALSO ALONG THE WEST LINE OF PARCEL PER INSTRUMENT NUMBER 202200581, ALSO ALONG THE WEST LINE OF PARCEL PER INSTRUMENT NUMBER 201917365, ALSO ALONG THE WEST LINE OF PARCEL PER INSTRUMENT NUMBER 201917384, SAID LINES BEING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 20, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 819.81 FEET TO THE NORTHWEST CORNER OF PARCEL PER INSTRUMENT 201917365;

THENCE ALONG THE NORTH LINE OF PARCEL PER INSTRUMENT 201917365 AND EASTERLY EXTENSION THEROF THROUGH THE PARCEL 1 PER INSTRUMENT 202037016, NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 1325.12 FEET TO THE EAST LINE OF SAID PARCEL 1 PER INSTRUMENT 202037016;

THENCE ALONG THE EAST LINE OF SAID PARCEL 1, ALSO ALONG THE EAST LINE PARCEL 4 PER INSTRUMENT 202037016, AND ALSO ALONG THE EAST LINE PARCEL 2 PER INSTRUMENT 202037016, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 894.05 FEET TO THE NORTHWEST CORNER OF PARCEL 5 PER INSTRUMENT 202037016;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 5, THE FOLLOWING FOURTEEN (14) COURSES:

- 1) SOUTH 50 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 118.11 FEET;
- 2) NORTH 88 DEGREES 27 MINUTES 46 SECONDS EAST, A DISTANCE OF 101.76 FEET;
- 3) SOUTH 37 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.03 FEET;
- 4) SOUTH 81 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 285.60 FEET;

5) SOUTH 67 DEGREES 28 MINUTES 24 SECONDS EAST, A DISTANCE OF 185.84 FEET;
6) SOUTH 21 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 69.64 FEET;
7) NORTH 79 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 185.75 FEET;
8) SOUTH 84 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 88.86 FEET;
9) NORTH 05 DEGREES 04 MINUTES 25 SECONDS EAST, A DISTANCE OF 117.87 FEET;
10) NORTH 89 DEGREES 04 MINUTES 55 SECONDS EAST, A DISTANCE OF 120.53 FEET;
11) NORTH 00 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 303.78 FEET;
12) NORTH 19 DEGREES 43 MINUTES 17 SECONDS EAST, A DISTANCE OF 147.96 FEET;
13) NORTH 37 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 150.47 FEET;
14) NORTH 29 DEGREES 59 MINUTES 13 SECONDS EAST, A DISTANCE OF 122.46 FEET TO THE
NORTHEAST CORNER OF SAID PARCEL 5, BEING A POINT ON THE EAST LINE OF SAID SOUTHEAST
QUARTER OF SECTION 20;

THENCE ALONG THE EAST LINE OF SAID PARCEL 5, BEING THE EAST LINE OF SAID SOUTHEAST
QUARTER OF SECTION 20, SOUTH 00 DEGREES 54 MINUTES 34 SECONDS EAST, A DISTANCE OF
984.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5, BEING THE SOUTHEAST CORNER
OF SAID SOUTHEAST QUARTER OF SECTION 20, BEING ALSO THE NORTHEAST CORNER OF
AFORESAID NORTHEAST QUARTER OF SECTION 29, BEING ALSO THE NORTHEAST CORNER OF
PARCEL PER INSTRUMENT NUMBER 16385;

THENCE ALONG THE EAST LINE OF SAID PARCEL PER INSTRUMENT NUMBER 16385, BEING ALSO
THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 29, SOUTH 01 DEGREES 24 MINUTES
41 SECONDS EAST, A DISTANCE OF 329.39 FEET TO THE NORTH RIGHT OF WAY LINE OF THE
PROPOSED AIRTECH PARKWAY EXTENSION;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING EIGHTEEN (18) COURSES:

1) THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST 204.20 FEET;
2) THENCE NORTH 00 DEGREES 39 MINUTES 27 SECONDS WEST 45.00 FEET;
3) THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST 570.00 FEET;
4) THENCE SOUTH 00 DEGREES 39 MINUTES 27 SECONDS EAST 80.00 FEET;
5) THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST 355.00 FEET;
6) THENCE SOUTH 87 DEGREES 59 MINUTES 55 SECONDS WEST 77.87 FEET;
7) THENCE SOUTH 83 DEGREES 18 MINUTES 43 SECONDS WEST 104.72 FEET;
8) THENCE SOUTH 78 DEGREES 21 MINUTES 11 SECONDS WEST 102.75 FEET;
9) THENCE SOUTH 77 DEGREES 24 MINUTES 56 SECONDS WEST 100.00 FEET;
10) THENCE SOUTH 78 DEGREES 22 MINUTES 08 SECONDS WEST 97.14 FEET;
11) THENCE SOUTH 83 DEGREES 24 MINUTES 06 SECONDS WEST 95.20 FEET;
12) THENCE SOUTH 88 DEGREES 30 MINUTES 34 SECONDS WEST 96.97 FEET;
13) THENCE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS WEST 100.00 FEET;
14) THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST 97.29 FEET;
15) THENCE NORTH 82 DEGREES 12 MINUTES 55 SECONDS WEST 93.31 FEET;
16) THENCE NORTH 79 DEGREES 45 MINUTES 26 SECONDS WEST 274.96 FEET;
17) THENCE NORTH 85 DEGREES 33 MINUTES 52 SECONDS WEST 109.84 FEET;
18) THENCE SOUTH 88 DEGREES 49 MINUTES 08 SECONDS WEST 195.86 FEET TO A POINT ON
THE WEST LINE OF SAID PARCEL PER INSTRUMENT NUMBER 16385, BEING A POINT ON THE WEST
LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 29;

THENCE ALONG THE WEST LINE OF SAID PARCEL PER INSTRUMENT NUMBER 16385, BEING THE
WEST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 29, NORTH 00 DEGREES 46
MINUTES 38 SECONDS WEST, A DISTANCE OF 354.24 FEET TO THE POINT OF BEGINNING;
CONTAINING 74.246 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE
SYSTEM WEST ZONE (NAD 83).