

EXHIBIT A

PROPERTY DESCRIPTION

Baldauf Family, LLC – 141.174 Ac Parcel

A part of the Southwest Quarter of Section 30, Township 7 North, Range 1 East, 2nd Principal Meridian, Hendricks County, Indiana, being a that 141.174 acre tract of land shown on the survey prepared by Tracy L. McGill, LS #20500009, on February 9, 2022 as American Structurepoint, Inc. project number 2021.03193, described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of said Section 30: thence South 0 degrees 42 minutes 16 seconds East (Basis of Bearing: Indiana Geospatial Coordinate System's (InGCS) "Hendricks" zone per NAD 83 (2011)) 834.57 feet along the east line of said quarter section to the northeast quarter of that 0.607 acre parcel described in the Warranty Deed recorded as Instrument Number 201521302; thence along the boundary of said 0.607 acre parcel the following five (5) courses: 1) South 89 degrees 17 minutes 44 seconds West 30.00 feet; 2) South 3 degrees 46 minutes 49 seconds West 255.79 feet; 3) South 0 degrees 42 minutes 16 seconds East 225.00 feet; 4) South 9 degrees 47 minutes 41 seconds East 126.59 feet; 5) North 89 degrees 17 minutes 44 seconds East 30.00 feet to the aforementioned east line of the Southwest Quarter of Section 30; thence South 0 degrees 42 minutes 16 seconds East 660.80 feet along said east line; thence South 89 degrees 38 minutes 11 seconds West 25.23 feet along to the northern boundary of Parcel No. 22, State Highway Department of Indiana Project No. I-05-2(4); thence along the northern boundary of said Parcel No. 22 the following two (2) courses: 1) Southwesterly 395.74 feet along an arc to the right having a radius of 256.48 feet and subtended by a long chord having a bearing of South 44 degrees 17 minutes 0 seconds West and a length of 357.64 feet; thence South 88 degrees 29 minutes 12 seconds West 2,344.02 feet to the west line of the aforementioned Southwest Quarter of Section 30; thence North 0 degrees 26 minutes 51 seconds West 2,340.79 feet, more or less, along said west line to the Northeast Corner of the Southeast Quarter of Section 25, Township 17 North, Range 1 West, 2nd Principal Meridian; thence continuing along said west line, North 0 degrees 33 minutes 37 seconds West 46.09 feet to the northwest corner of said Southwest Quarter Section; thence North 89 degrees 18 minutes 31 seconds East 2,611.24 feet along the north line of said quarter section to the point of beginning and containing 141.174 acres, more or less.

PARCEL ID: 32-03-30-300-003.000-019

THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, CONTAINING 157.68 ACRES, MORE OR LESS.

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EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST; THENCE NORTH 210.2 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 88 DEGREES 40 MINUTES EAST 2609.1 FEET TO A POINT; THENCE SOUTH 210 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 2609.1 FEET TO A POINT; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.979 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST; THENCE NORTH 210.2 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 88 DEGREES 40 MINUTES EAST 2609.1 FEET TO A POINT; THENCE SOUTH 210 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 2609.1 FEET TO A POINT; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.979 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST, MIDDLE TOWNSHIP, HENDRICKS COUNTY, INDIANA; THENCE NORTH 210 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 50 FEET ALONG THE PROPERTY LINE ON THE WEST SIDE OF THIS TRACT TO A POINT; THENCE NORTH 88 DEGREES 40 MINUTES EAST 2344.1 FEET TO A POINT; THENCE NORTH 87 DEGREES 35 MINUTES EAST 9.5 FEET TO A POINT; THENCE NORTH 84 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 79 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 74 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 69 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 64 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 59 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 54 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 49 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 44 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 39 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 34 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 29 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 24 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 19 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 14 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 09 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 04 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES EAST 7.5 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES EAST 14.5 FEET TO THE JUNCTION OF THE PROPERTY LINE ON THE WESTERN BOUNDARY OF A COUNTY ROAD; THENCE SOUTH 00 DEGREES 22 MINUTES EAST 298.9 FEET ALONG SAID BOUNDARY TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 2609.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.383 ACRES, MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID QUARTER SECTION SOUTH 1 DEGREE 04 MINUTES 40 SECONDS EAST 834.58 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "2" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT 201408333 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 1 DEGREE 04 MINUTES 40 SECONDS EAST 605.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88 DEGREES 55 MINUTES 20 SECONDS WEST 30.00 FEET TO THE POINT DESIGNATED "601" ON SAID PARCEL PLAT; THENCE NORTH 10 DEGREES 10 MINUTES 05 SECONDS WEST 126.59 FEET TO THE POINT DESIGNATED "602" ON SAID PARCEL PLAT; THENCE NORTH 1 DEGREE 04 MINUTES 40 SECONDS WEST 225.00 FEET TO THE POINT DESIGNATED "603" ON SAID PARCEL PLAT; THENCE NORTH 3 DEGREES 24 MINUTES 25 SECONDS EAST 255.79 FEET TO THE POINT DESIGNATED "604" ON SAID PARCEL PLAT; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.607 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.278 ACRES, MORE OR LESS.

PARCEL ID: 32-03-25-400-009.000-019

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 WEST, HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND RUNNING THENCE NORTH ON THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 40 RODS; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER 80 RODS OF THE WEST LINE THEREOF, THENCE SOUTH ON SAID WEST LINE 40 RODS TO THE SOUTH LINE OF SAID QUARTER QUARTER; THENCE EAST ON SAID LINE TO THE PLACE OF BEGINNING, CONTAINING IN SAID DESCRIBED TRACT 20 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.