

# Exhibit A

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PARCEL I:

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST AND A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST LOCATED IN WARREN TOWNSHIP, MARION COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST;  
THENCE SOUTH 00 DEGREES 46 MINUTES 35 SECONDS WEST (ASSUMED BEARING) 1,339.38 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHWEST QUARTER, SAID CORNER BEING THE MIDPOINT OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST 2,459.85 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 00 DEGREES 52 MINUTES 19 SECONDS EAST 451.69 FEET;  
THENCE NORTH 06 DEGREES 51 MINUTES 58 SECONDS EAST 53.83 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 35 SECONDS EAST 125.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID POINT OF CURVATURE BEING SOUTH 20 DEGREES 46 MINUTES 25 SECONDS EAST 425.14 FEET FROM THE RADIUS POINT OF SAID CURVE;  
THENCE EASTERLY AND NORTHEASTERLY 68.41 FEET ALONG SAID CURVE TO A POINT OF REVERSE CURVATURE, SAID POINT OF REVERSE CURVATURE BEING SOUTH 29 DEGREES 59 MINUTES 33 SECONDS EAST 425.14 FEET FROM THE RADIUS POINT OF SAID CURVE AND BEING NORTH 29 DEGREES 59 MINUTES 33 SECONDS WEST 365.14 FEET FROM THE RADIUS POINT OF A REVERSE CURVE;  
THENCE NORTHEASTERLY AND EASTERLY 194.96 FEET ALONG SAID REVERSE CURVE TO ITS POINT OF TANGENCY, SAID POINT OF TANGENCY BEING NORTH 00 DEGREES 35 MINUTES 59 SECONDS EAST 365.14 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 24 MINUTES 01 SECONDS EAST 158.32 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 45 SECONDS EAST 60.00 FEET PARALLEL WITH THE EASTERN BOUNDARY OF THE 96.920 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. 88-100604 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA;  
THENCE SOUTH 89 DEGREES 24 MINUTES 01 SECOND EAST 230.00 FEET;  
THENCE NORTH 27 DEGREES 24 MINUTES 53 SECONDS EAST 44.82 FEET TO THE EASTERN BOUNDARY OF SAID 96.920 ACRE TRACT OF LAND, THE NEXT THREE (3) COURSES ARE ALONG THE BOUNDARY OF SAID 96.920 ACRE TRACT OF LAND:  
1) THENCE SOUTH 00 DEGREES 54 MINUTES 45 SECONDS WEST 589.77 FEET;  
2) THENCE SOUTH 77 DEGREES 57 MINUTES 40 SECONDS WEST 647.45 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER;

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3) THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST 145.61 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

PARCEL II:

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST LOCATED IN WARREN TOWNSHIP, MARION COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST;

THENCE SOUTH 00 DEGREES 51 MINUTES 36 SECONDS WEST (ASSUMED BEARING) 2,677.26 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 89 DEGREES 21 MINUTES 45 SECONDS WEST 1,130.63 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERN BOUNDARY OF THE 2.276 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 94-119823 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 89 DEGREES 21 MINUTES 45 SECONDS WEST 931.37 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO A POINT BEING SOUTH 89 DEGREES 21 MINUTES 45 SECONDS EAST 570.57 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE BOUNDARY OF .PARCEL III. AS DESCRIBED IN EXHIBIT .A., OF THE TRUSTEE.S

DEED RECORDED AS INSTRUMENT NO. 90-10709 IN SAID RECORDER.S OFFICE, THE NEXT FOUR (4) COURSES ARE ALONG THE BOUNDARY OF SAID .PARCEL III.;

1) THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS WEST 1,195.54 FEET;

2) THENCE NORTH 77 DEGREES 57 MINUTES 40 SECONDS EAST 769.19 FEET;

3) THENCE NORTH 00 DEGREES 44 MINUTES 16 SECONDS EAST 706.73 FEET TO A POINT BEING 320.00 FEET (MEASURED SOUTHERLY IN A PERPENDICULAR DIRECTION) FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER;

4) THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS EAST 184.10 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWESTERN CORNER OF SAID 2.275 ACRE TRACT OF LAND;

THENCE NORTH 00 DEGREES 51 MINUTES 08 SECONDS EAST 320.00 FEET ALONG THE WESTERN BOUNDARY OF SAID 2.275 ACRE TRACT OF LAND AND ALONG THE NORTHERLY EXTENSION OF THE WESTERN BOUNDARY OF SAID 2.275 ACRE TRACT OF LAND TO THE POINT OF BEGINNING.

PARCEL III:

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST LOCATED IN WARREN TOWNSHIP, MARION COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 5 EAST;

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THENCE SOUTH 00 DEGREES 51 MINUTES 36 SECONDS WEST (ASSUMED BEARING) 2,677.26 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 89 DEGREES 21 MINUTES 45 SECONDS WEST 2,062.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO A POINT BEING SOUTH 89 DEGREES 21 MINUTES 45 SECONDS EAST 570.57 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER SAID POINT BEING ON THE BOUNDARY OF .PARCEL III., AS DESCRIBED IN EXHIBIT .A. OF THE TRUSTEE.S DEED RECORDED AS INSTRUMENT NO. 90- 10709 IN SAID RECORDER.S OFFICE AND BEING THE NORTHEASTERN CORNER OF THE 96.920 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. 88-100604 IN SAID RECORDER.S OFFICE;  
 THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS WEST 605.80 FEET ALONG THE BOUNDARY OF SAID .PARCEL III., TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
 THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS WEST 589.74 FEET ALONG THE BOUNDARY OF SAID .PARCEL III. TO A SOUTHWESTERN CORNER OF SAID .PARCEL III. ON THE FORMER NORTHERN RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD (REFERENCE INSTRUMENT NO. 90-10709);  
 THENCE SOUTH 77 DEGREES 57 MINUTES 40 SECONDS WEST 0.12 FEET ALONG THE FORMER NORTHERN RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD AND ALONG THE FORMER NORTHERN RIGHT OF WAY LINE OF THE .OLD. C.C.C. AND ST. LOUIS RAILROAD (REFERENCE INSTRUMENT NO. 88-100604) TO THE SOUTHEASTERN CORNER OF SAID 96.920 ACRE TRACT OF LAND;  
 THENCE NORTH 00 DEGREES 54 MINUTES 45 SECONDS EAST 589.77 FEET ALONG THE EASTERN BOUNDARY OF SAID 96.920 ACRE TRACT OF LAND;  
 THENCE SOUTH 89 DEGREES 05 MINUTES 25 SECONDS EAST 0.06 FEET TO THE POINT OF BEGINNING.

SITE DESCRIPTION

The subject consists of a 20.161 +/- acre tract of land located at 9625 E 33rd Street in Indianapolis, Indiana.

The following is a summary description of the subject.

*Description of the Real Estate "As Is"*

- General Description: A tract of land containing approximately 20.161 +/- acres, located in Warren Township, Marion County, Indiana. The property has frontage and visibility on East 33<sup>rd</sup> Street.
- Access: Access to the site is obtained via 2 drives cuts, one on the south side of East 33<sup>rd</sup> Street and one on the east side of Charnock Street.
- Shape and Frontage: The site is irregular in shape and has approximately 785 feet of curvilinear frontage on the south side of East 33<sup>rd</sup> Street and

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	approximately 500 feet on the east side of Charnock Street.
Utilities:	All Municipal
Topography:	Basically, level with East 33 <sup>rd</sup> Street.
Easements:	The appraiser was not provided with a survey. It is assumed the subject is affected by typical utility and drainage easements. It should be noted that the subject value could be affected by unknown easements.
Flood Map Review:	According to flood map number <b>180970159F</b> , dated April 19, 2016, as published by the National Flood Insurance Program, Federal Emergency Management Agency, the subject property is not located in a flood zone. A copy of the FEMA flood zone map is provided after the Site and Improvement Description sections. <i>The appraisers are not qualified to determine the exact location of flood zones and recommend that the client consult an expert in the field.</i>
Environment and Wetlands Assessment:	The appraisers have not been provided with a Phase I Environmental Site Assessment for the subject.

IMPROVEMENT DESCRIPTION

The subject is improved with a 34,000 square foot truck maintenance facility. It is divided into two large garage (warehouse storage) spaces, north and south, with office in the middle. The office space comprises approximately 13% of the overall improvement square footage. The south garage area features seven large overhead garage doors on each side (east and west), and the north garage features four large overhead garage doors on each side. The garages are steel framed with metal siding and concrete floors. The south garage includes a below-ground work area. There is a gas island for refueling trucks located in the east parking lot.

The office area features dropped ceilings with inset lighting, painted drywall walls with wood trim and vinyl tile floors. There are a number of both private and ‘bullpen-type’ offices. There also is a conference room and four restrooms. There also is a mezzanine area located above the office area. Finally, there is a hallway through the office area that connects the north and south garage areas.

The building is 340 x 100 feet. It was built in the year 2000. The facility has forced air heating and central air conditioning in finished areas. Site improvements include both asphalt and concrete paving, fencing and a 32’ x 38’ canopy. The building appears to be in average condition for its age.

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AERIAL MAP

