

RESOLUTION 2016-5

COMMON COUNCIL FOR THE CITY OF LEBANON, INDIANA

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, CONFIRMING AUGUST 8, 2016 RESOLUTION 2016-04 DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET

WHEREAS, pursuant to I.C. 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Lebanon, Indiana (the “City”) by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within an Economic Revitalization Area (as defined in the Act); and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council adopted its Resolution 2016-04 (the “Declaratory Resolution”) on August 8, 2016 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City comprising 250+/- acres within the Lebanon Business Park more particularly described in Exhibit A (the “Area”) attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Council has caused to be published a notice (the “Notice”) pursuant to the Act and Indiana Code 5-3-1 of the adoption and substances of the Declaratory Resolution, including notice that the Council would hold a public hearing in accordance with the Act on August 22, 2016 at 7:30 p.m. (local time) which Notice was published as least ten (10) days prior to the date of the public hearing; and

WHEREAS, the Council in accordance with Section 2 of the Act has caused to be filed a copy of the Notice and the Declaratory Resolution with the Boone County Assessor and the officers of each taxing unit which is authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 in the Area at least ten (10) days prior to the date of the August 22, 2016 public hearing; and

WHEREAS, at the Public Hearing held on the date hereof, the Council received, heard and considered any remonstrances and objections from interested persons and heard evidence concerning the qualifications of the Area as an Economic Revitalization Area; and

WHEREAS, after considering the evidence, this Council desires to take final action determining whether the qualifications for an economic revitalization area have been met and further, to take final action confirming the Declaratory Resolution.

NOW, THEREFORE, be it resolved and adopted by the Common Council of the City of Lebanon, Indiana as follows:

- Section 1.** The Area is located within the corporate boundaries of the City.
- Section 2.** The Area is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to decline in employment and tax revenues.
- Section 3.** Resolution 2016-04 adopted by the Council on August 8, 2016 is hereby confirmed.
- Section 4.** This Resolution shall be in full force and effect immediately upon its adoption.

[Remainder of this page intentionally left blank.]

ALL OF WHICH IS ADOPTED this 22 day of August, 2016 by the Lebanon
Common Council of the City of Lebanon, Indiana.

Voting For

Voting Against

Abstain

Keith Campbell
Keith Campbell

Keith Campbell

Keith Campbell

John Copeland
John Copeland

John Copeland

John Copeland

Dan Fleming
Dan Fleming

Dan Fleming

Dan Fleming

Mike Kincaid
Mike Kincaid

Mike Kincaid

Mike Kincaid

Corey Kutz
Corey Kutz

Corey Kutz

Corey Kutz

ABSENT

Jeremy Lamar
Jeremy Lamar

Jeremy Lamar

Jeremy Lamar

Dick Robertson
Dick Robertson


Dick Robertson

Dick Robertson

ATTEST:


Tonya Thayer
Tonya Thayer Clerk-Treasurer

I hereby certify that Resolution 2016-15 was delivered to the Mayor of Lebanon on the 22
day of Aug., 2016, at 8:20 p m.



Tonya Thayer, Clerk-Treasurer

I hereby APPROVE RESOLUTION 2016-____
this 22nd day of August, 2016,
at 8:20 p m.

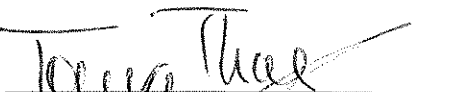


Matthew T. Gentry, Mayor

I hereby VETO RESOLUTION 2016-____
this _____ day of _____, 2016,
at ____:____ m.

Matthew T. Gentry, Mayor

ATTEST:



Tonya Thayer, Clerk-Treasurer

EXHIBIT A

Legal Description of Area

EXHIBIT A

A LAND BOUNDARY DESCRIPTION OF A
146.55 ACRE PARCEL
LEBANON BUSINESS PARK
BOONE COUNTY, INDIANA
NOVEMBER 24, 2014

A PART OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11, BOTH IN TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE 2ND PRINCIPAL MERIDIAN, BOONE COUNTY, INDIANA. (ALL REFERENCES TO DEEDS, INSTRUMENTS, PLATS, SURVEYS, ETC REFER TO THE RECORDS OF THE BOONE COUNTY RECORDER'S OFFICE, UNLESS OTHERWISE NOTED) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2:

THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION, NORTH 89 DEGREES 32 MINUTES 06 SECONDS WEST, A DISTANCE OF 1,322.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2:

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 89 DEGREES 32 MINUTES 06 SECONDS WEST, A DISTANCE OF 660.00 FEET:

THENCE ALONG A LINE PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 660.00 FEET:

THENCE ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 89 DEGREES 32 MINUTES 06 SECONDS EAST, A DISTANCE OF 660.00 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SECTION 2:

THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 00 DEGREES 32 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,754.13 FEET TO THE CENTERLINE OF MOUNT ZION ROAD (FORMERLY KNOWN AS JAMESTOWN ROAD):

THENCE ALONG SAID CENTERLINE, NORTH 62 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 151.07 FEET TO THE WEST LINE OF MOUNT ZION ROAD HERETOFORE DEDICATED TO THE CITY OF LEBANON PER A DEED OF DEDICATION RECORDED NOVEMBER 16, 2006 PER INSTRUMENT NUMBER 200600012522:

THENCE ALONG SAID WEST LINE OF MOUNT ZION ROAD, SOUTH 00 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 33.41 FEET TO THE SOUTHWEST CORNER THEREOF:

THENCE ALONG THE SOUTH LINE OF SAID MOUNT ZION ROAD HERETOFORE DEDICATED PER INSTRUMENT NUMBER 200600012522 THE FOLLOWING FOUR (4) COURSES:

1. NORTHEASTERLY AND NORTHERLY, 264.35 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CORD HAVING A BEARING OF NORTH 33 DEGREES 01 MINUTE 06 SECONDS EAST AND A LENGTH OF 250.04 FEET:
2. NORTH 00 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 352.68 FEET:
3. NORTHERLY, NORTHEASTERLY AND EASTERLY, 345.58 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 220.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 05 MINUTES 33 SECONDS EAST AND A LENGTH OF 311.13 FEET:

EXHIBIT A

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Prepared by: Wootpert Inc

EXHIBIT A
A LAND BOUNDARY DESCRIPTION OF A
146.55 ACRE PARCEL
LEBANON BUSINESS PARK
BOONE COUNTY, INDIANA
NOVEMBER 24, 2014

4. SOUTH 89 DEGREES 54 MINUTES 27 SECONDS EAST, A DISTANCE OF 837.61 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 76.74 FEET TO THE WESTERLY LINE OF THE LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC., PARCEL PER A QUITCLAIM DEED AND RESERVATION OF A COMMON FACILITY EASEMENT FOR STORM WATER DRAINAGE RECORDED AUGUST 27, 2008 PER INSTRUMENT NUMBER 200800008293;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC. PARCEL PER INSTRUMENT NUMBER 200800008293 THE FOLLOWING FOUR (4) COURSES:

1. SOUTHERLY, 14.35 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 63.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 06 DEGREES 53 MINUTES 36 SECONDS WEST AND A LENGTH OF 14.31 FEET;
2. SOUTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 522.31 FEET;
3. SOUTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 1154.47 FEET;
4. SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, 134.57 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 54.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 21 MINUTES 47 SECONDS EAST AND A LENGTH OF 102.36 FEET TO THE WESTERLY LINE OF THE LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC., PARCEL PER A QUITCLAIM DEED AND RESERVATION OF A COMMON FACILITY EASEMENT FOR AN ACCESS ROAD AND UTILITIES RECORDED AUGUST 27, 2008 PER INSTRUMENT NUMBER 200800008292;

THENCE ALONG THE WESTERLY LINE OF SAID LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC. PARCEL PER INSTRUMENT NUMBER 200800008292, ALSO BEING THE WESTERLY LINE OF EDWARDS DRIVE (FORMALLY KNOWN AS PURITY DRIVE), THE FOLLOWING THREE (3) COURSES:

1. SOUTH 33 DEGREES 12 MINUTES 14 SECONDS WEST, A DISTANCE OF 71.21 FEET;
2. SOUTHWESTERLY, 133.29 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 230.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 16 DEGREES 36 MINUTES 07 SECONDS WEST AND A LENGTH OF 131.43 FEET;
3. SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 353.41 FEET TO THE NORTHEAST CORNER OF THE WESTERLY OF THE TWO PARCELS DEEDED TO DUKE REALTY LIMITED PARTNERSHIP PER A QUITCLAIM DEED AND RELEASE AND TERMINATION OF A COMMON FACILITY EASEMENT FOR AN ACCESS ROAD AND UTILITIES RECORDED JANUARY 18, 2011 PER INSTRUMENT NUMBER 201100000633;

THENCE CONTINUING ALONG THE WESTERLY LINE OF EDWARDS DRIVE (FORMALLY KNOWN AS PURITY DRIVE), ALSO BEING THE EASTERLY LINE OF SAID DUKE REALTY LIMITED PARTNERSHIP PARCEL PER INSTRUMENT NUMBER 201100000633, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID DUKE

EXHIBIT A
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Prepared by Woolpert Inc.

EXHIBIT A
A LAND BOUNDARY DESCRIPTION OF A
146.55 ACRE PARCEL
LEBANON BUSINESS PARK
BOONE COUNTY, INDIANA
NOVEMBER 24, 2014

REALTY LIMITED PARTNERSHIP PARCEL, SAID SOUTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF THE LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC., PARCEL PER A QUITCLAIM DEED AND RESERVATION OF A COMMON FACILITY EASEMENT FOR AN ACCESS ROAD AND UTILITIES, RECORDED JANUARY 18, 2011 PER INSTRUMENT NUMBER 201100000634:

THENCE ALONG THE WEST LINE OF SAID LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC., PARCEL PER INSTRUMENT NUMBER 201100000634, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 798.34 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL:

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF THE MPP PROPERTIES, LLC PARCEL PER A LIMITED WARRANTY DEED RECORDED JANUARY 18, 2011 PER INSTRUMENT NUMBER 201100000640:

THENCE ALONG THE SOUTH LINE OF SAID MPP PROPERTIES, LLC PARCEL THE FOLLOWING TWO (2) COURSES:

1. NORTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 905.67 FEET;
2. NORTH 84 DEGREES 12 MINUTES 18 SECONDS EAST, A DISTANCE OF 200.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID SOUTHEAST CORNER BEING ON THE WEST LINE OF THE LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC., PARCEL PER A QUITCLAIM DEED AND RESERVATION OF A COMMON FACILITY EASEMENT, RECORDED JANUARY 18, 2011 PER INSTRUMENT NUMBER 201100000635:

THENCE ALONG THE WEST AND SOUTH LINES OF SAID LEBANON BUSINESS PARK OWNER'S ASSOCIATION, INC., PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00 DEGREES 22 MINUTES 21 SECONDS WEST, A DISTANCE OF 5.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
2. SOUTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, A DISTANCE OF 115.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID SOUTHEAST CORNER BEING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2:

THENCE ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SOUTH 00 DEGREES 16 MINUTES 13 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11:

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, SOUTH 00 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 1319.38 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11:

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, NORTH 89 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 1316.87

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Prepared by Woopert Inc.

EXHIBIT A
A LAND BOUNDARY DESCRIPTION OF A
146.55 ACRE PARCEL
LEBANON BUSINESS PARK
BOONE COUNTY, INDIANA
NOVEMBER 24, 2014

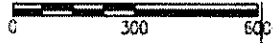
FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 11:

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SAID SECTION 11, NORTH 00 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF 1318.94
FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11, SAID
POINT ALSO BEING THE POINT OF BEGINNING, CONTAINING 146.55 ACRES, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE BEARING SYSTEM FOR LEBANON
BUSINESS PARK.

EXHIBIT A
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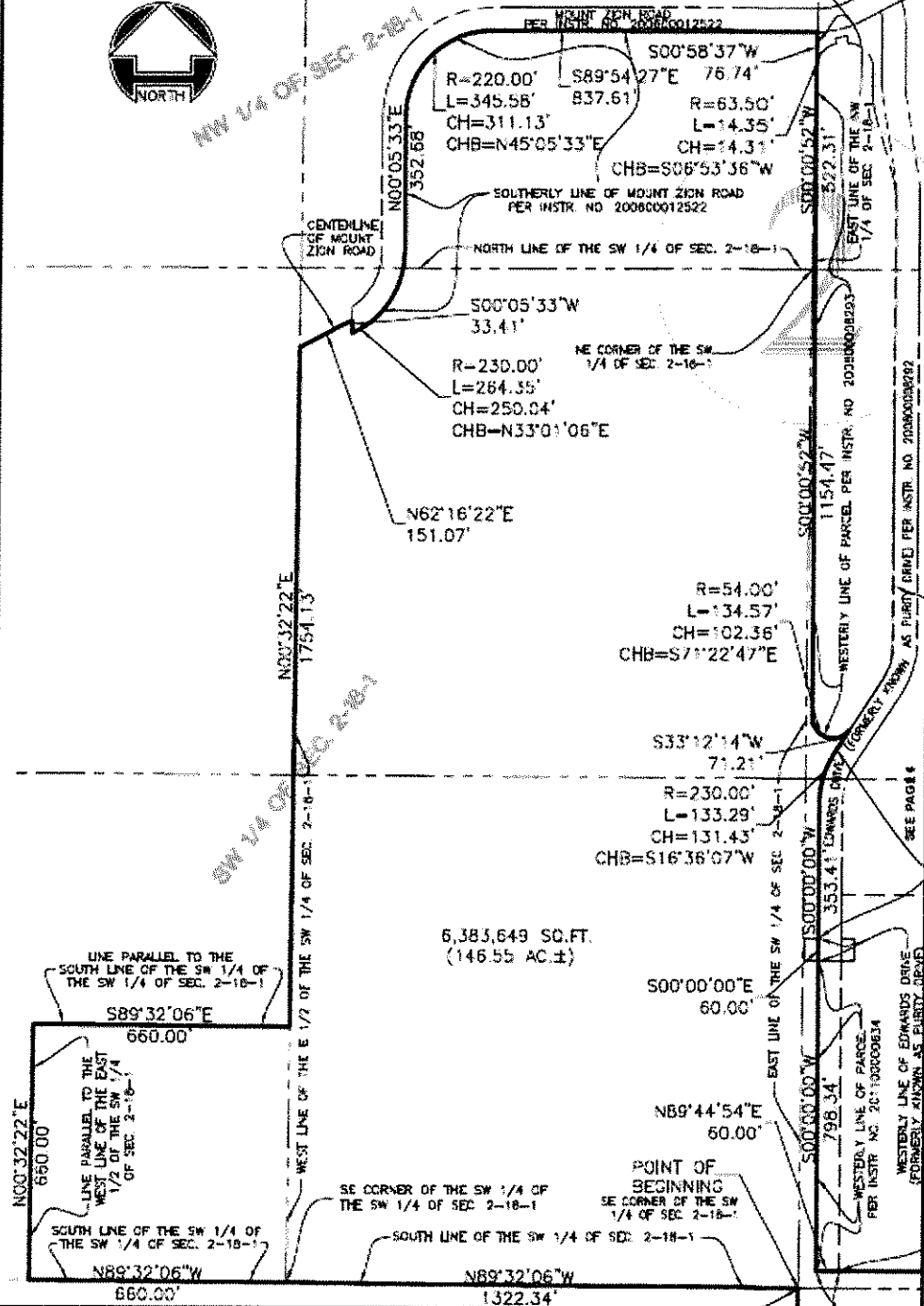


**EXHIBIT A
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**A PART OF THE NORTHEAST 1/4 OF SECTION 11 AND A PART OF SECTION 2
TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE 2ND PRINCIPAL MERIDIAN,
BOONE COUNTY, INDIANA**



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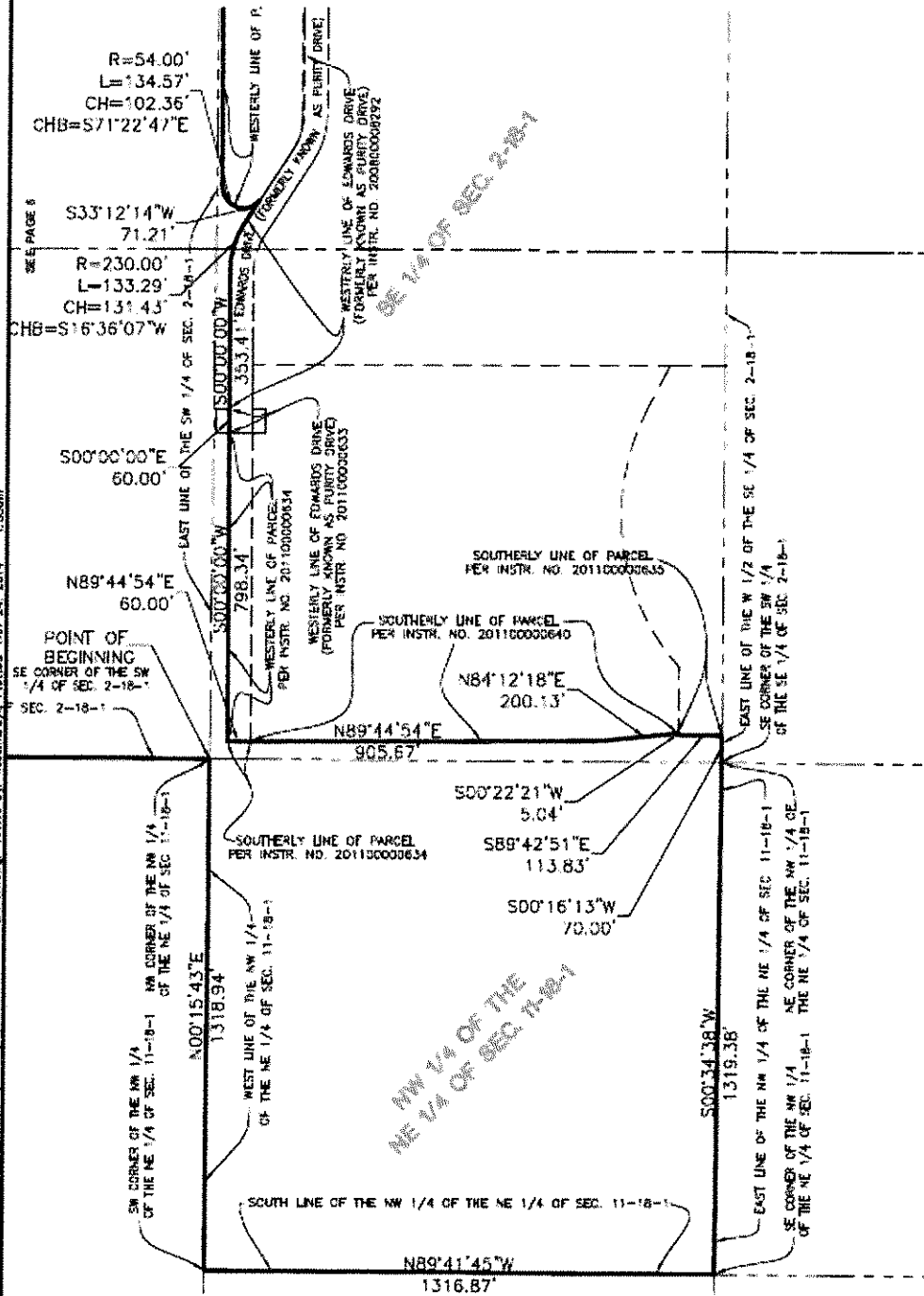


<p>WOOLPERT SURVEYING & CONSULTING, INC.</p> <p>WOOLPERT, INC. 7825 Interactive Way Suite 100 Indianapolis, IN 46278 317.286.7660 FAX: 317.281.6805</p>	PROJECT No.	75017	NO.	DATE	REVISION
	DATE	11/24/14			
	DES.	SRK			
	DR.	PTK			
	CHK.	JRH			



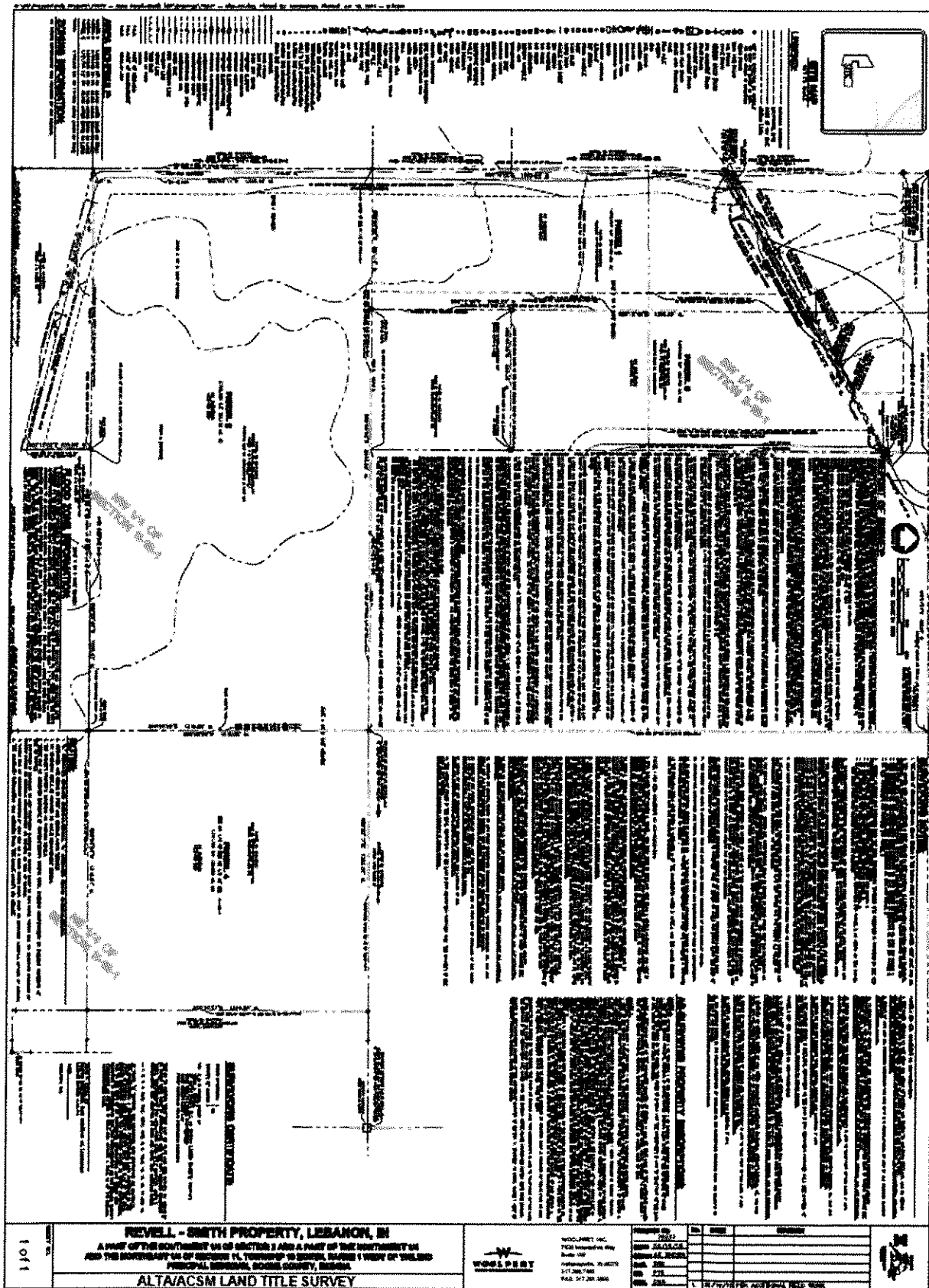
EXHIBIT A
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A PART OF THE NORTHEAST 1/4 OF SECTION 11 AND A PART OF SECTION 2
TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE 2ND PRINCIPAL MERIDIAN,
BOONE COUNTY, INDIANA



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<p>WOOLPERT 7836 Interactive Way Suite 100 Indianapolis, IN 46278 317.299.7600 FAX: 317.291.5806</p>	PROJECT No.	75017	No.	DATE	REVISION
	DATE	11/24/14			
	DES.	SRK			
	DPL.	PJK			
	CHK.	JRH			



101

REVELL - SMITH PROPERTY, LEBANON, IN
 A PART OF THE SECTION 16 OF SECTION 7 AND A PART OF THE EAST HALF OF
 THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE 10TH
 PRINCIPAL MERIDIAN, BOONE COUNTY, INDIANA



WOODBURY INC.
 1000 Woodbury Way
 Indianapolis, IN 46202
 317.586.1400
 FAX: 317.586.1400

NO.	DATE	DESCRIPTION
1	10/1/01	...
2
3
4
5



ALTA/ACSM LAND TITLE SURVEY

AS-SURVEYED PROPERTY DESCRIPTIONS:

PARCEL 1:

THAT PART OF THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN BOONE COUNTY, INDIANA, LYING SOUTH OF THE CENTERLINE OF SOUTH MOUNT ZION ROAD.
SUBJECT TO THE RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES

PARCEL 2: THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, LYING NORTH OF THE SANITARY DITCH, ALL IN TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, CONSISTING OF APPROXIMATELY 85 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE EAST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN BOONE COUNTY, INDIANA, LYING SOUTH OF THE CENTERLINE OF SOUTH MOUNT ZION ROAD, EXCEPT THE SOUTH 660.00 FEET OF SAID EAST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 2, ALSO DESCRIBED AS:
A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, SITUATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THE LOCATION OF SAID CORNER AS REFERENCED ON THAT CERTAIN WOOLPERT SURVEY RECORDED IN THE BOONE COUNTY RECORDER'S OFFICE ON DECEMBER 5, 1995 PER INSTRUMENT NUMBER 10956, IN SURVEY BOOK 2, PAGE 7;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THE LOCATION OF SAID NORTH LINE AS REFERENCED ON SAID WOOLPERT SURVEY, SOUTH 89 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 926.51 FEET;
THENCE SOUTH 61 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 442.19 FEET TO A POINT BEING ON THE EXISTING CENTERLINE OF MOUNT ZION ROAD AT ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 00 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 1754.02 FEET TO A POINT BEING 660.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE ALONG A LINE BEING 660.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 89 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 660.34 FEET TO A POINT BEING ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE ALONG SAID EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST, A DISTANCE OF 1382.23 FEET TO A POINT ON THE EXISTING CENTERLINE OF MOUNT ZION ROAD;
THENCE ALONG SAID CENTERLINE, NORTH 60 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 756.78 FEET TO THE POINT OF BEGINNING, CONTAINING 25.738 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD83).

PARCEL 4: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, BOONE COUNTY, INDIANA

EXHIBIT B

Economic Revitalization Area is the area outlined with a broad green line located at the southwest corner of the Lebanon Business Park

