EXHIBIT A
(Necessary Real Estate Description)

EXHIBIT "A"

Project: N/A

Sheet 1 of 1

Parcel: 8 Fee Simple

Code: N/A

Tax ID No: 29-09-13-000-009.000-015

Form: WD-1

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton 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: Commencing at the southeast corner of said quarter section designated as point "10212" on said Parcel Plat; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484; thence South 0 degrees 33 minutes 38 seconds East 394.48 feet along the west line of the grantor(s) land to the point designated "1064" on said Parcel Plat and the POINT OF BEGINNING of this description: thence South 26 degrees 06 minutes 12 seconds East 22.18 feet to the point designated "1065" on said Parcel Plat; thence South 48 degrees 15 minutes 58 seconds East 58.05 feet to the point designated "1066" on said Parcel Plat; thence South 70 degrees 15 minutes 56 seconds East 101.16 feet to the northern line of Parcel 202B, L.A. Code 5307, Indiana Department of Transportation Project Number 0710215 designated as point "1067" on said Parcel Plat; thence North 75 degrees 51 minutes 38 seconds West 107.75 feet along said northern line; thence South 81 degrees 25 minutes 51 seconds West 43.59 feet along said northern line to the northwest corner of said Parcel 202B and the west line of the grantor(s) land; thence North 0 degrees 33 minutes 38 seconds West 72.90 feet along said west line to the POINT OF BEGINNING containing 0.054 acres, more or less.

This description was prepared for the City of Westfield by the following:

Vincent J. Barr 05/14/2016

V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana

VINCENT J. BARR REGISTERED No. 9700015 STATE OF INDIANA PROFESSIONAL SURVEYOR

Revised 05/14/2016: Sheet Number

EXHIBIT "A"

Project: N/A

Parcel: 8C Temporary Right-of-Way for Drive Construction & Grading Code: N/A

Form: T-3

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484; thence South 0 degrees 33 minutes 38 seconds East 244.48 feet along the west line of the grantor(s) land to the point to the POINT OF BEGINNING of this description: thence North 89 degrees 31 minutes 35 seconds East 4.82 feet; thence South 0 degrees 28 minutes 25 seconds East 145.00 feet; thence South 36 degrees 51 minutes 28 seconds East 23.60 feet; thence South 45 degrees 22 minutes 52 seconds East 55.24 feet; thence North 39 degrees 55 minutes 49 seconds East 12.57 feet; thence South 73 degrees 24 minutes 38 seconds East 16.58 feet; thence North 7 degrees 55 minutes 33 seconds East 35.46 feet; thence South 82 degrees 33 minutes 33 seconds East 48.60 feet; thence South 3 degrees 23 minutes 07 seconds West 67.74 feet; thence North 70 degrees 15 minutes 56 seconds West 82.85 feet; thence North 48 degrees 15 minutes 58 seconds West 58.05 feet; thence North 26 degrees 06 minutes 12 seconds West 22.18 feet to the west line of the grantor(s) land; thence North 0 degrees 33 minutes 38 seconds West 150.00 feet along said west line to the POINT OF BEGINNING and containing 0.115 acres, more or less.

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REGISTERED
No. 9700015
STATE OF INDIANA
PROFESSIONAL SURVEYOR

Revised 05/14/2016: Design Change

EXHIBIT "A"

Project: N/A

Parcel: 8D Temporary Right-of-Way for Drive Construction & Grading

Form: T-3

Code: N/A

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484 and the POINT OF BEGINNING of this description: thence North 89 degrees 12 minutes 15 seconds East 43.20 feet along the south line of said tract of land described in Instrument Number 9547485; thence South 0 degrees 28 minutes 25 seconds East 79.73 feet; thence South 89 degrees 31 minutes 35 seconds West 43.07 feet to the west line of the grantor(s) land; thence North 0 degrees 33 minutes 38 seconds West 79.48 feet along said west line to the POINT OF BEGINNING and containing 0.079 acres, more or less.

This description was prepared for the City of Westfield by the following:

05/14/2016

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Professional Surveyor No. 9700015
State of Indiana

VINCENT J. BARR
REGISTERED
No.
9700015
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

Revised 05/14/2016: Design Change

EXHIBIT "A"

Project: N/A

Sheet 3 of 3

Parcel: 8E Temporary Right-of-Way for Drive Relocation and Parking Lot Construction

Code: N/A

Form: T-3

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484; thence South 0 degrees 33 minutes 38 seconds East 394.48 feet along the west line of the grantor(s) land; thence South 26 degrees 06 minutes 12 seconds East 22.18 feet; thence South 48 degrees 15 minutes 58 seconds East 58.05 feet; thence South 70 degrees 15 minutes 56 seconds East 101.16 feet to the northeastern line of Parcel 202B, L.A. Code 5307, Indiana Department of Transportation Project Number 0710215; thence South 58 degrees 59 minutes 50 seconds East 80.15 feet along said northeastern line to the POINT OF BEGINNING of this description: thence North 32 degrees 47 minutes 15 seconds East 39.00 feet; thence South 57 degrees 12 minutes 45 seconds East 51.79 feet; thence Easterly 200.11 feet along an arc to the left having a radius of 349.00 feet and subtended by a long chord having a bearing of South 73 degrees 38 minutes 19 seconds East and a length of 197.38 feet; thence North 89 degrees 56 minutes 08 seconds East 18.70 feet; thence South 0 degrees 03 minutes 52 seconds East 36.97 feet to the north line of Parcel 202A, L.A. Code 5307, Indiana Department of Transportation Project Number 0710215; thence along the northern lines of said Parcel 202A the following (5) courses: 1) South 89 degrees 57 minutes 25 seconds West 29.99; 2) North 87 degrees 31 minutes 53 seconds West 97.26 feet; 3) North 69 degrees 42 minutes 35 seconds West 28.48 feet; 4) North 68 degrees 36 minutes 18 seconds West 29.85 feet; 5) North 63 degrees 02 minutes 56 seconds West 48.27 feet to the common corner between said Parcels 202A and 202B; thence North 58 degrees 48 minutes 00 seconds West 22.64 feet along the northeastern line of said Parcel 202B; thence North 44 degrees 27 minutes 22 seconds West 41.01 feet along said northeastern line to the POINT OF BEGINNING and containing 0.282 acres, more or less.

This description was prepared for the City of Westfield by the following:

10/01/2015

V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana

VINCENT J. BARR
REGISTERED
No.
9700015
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

EXHIBIT B
(Necessary Real Estate Depiction)

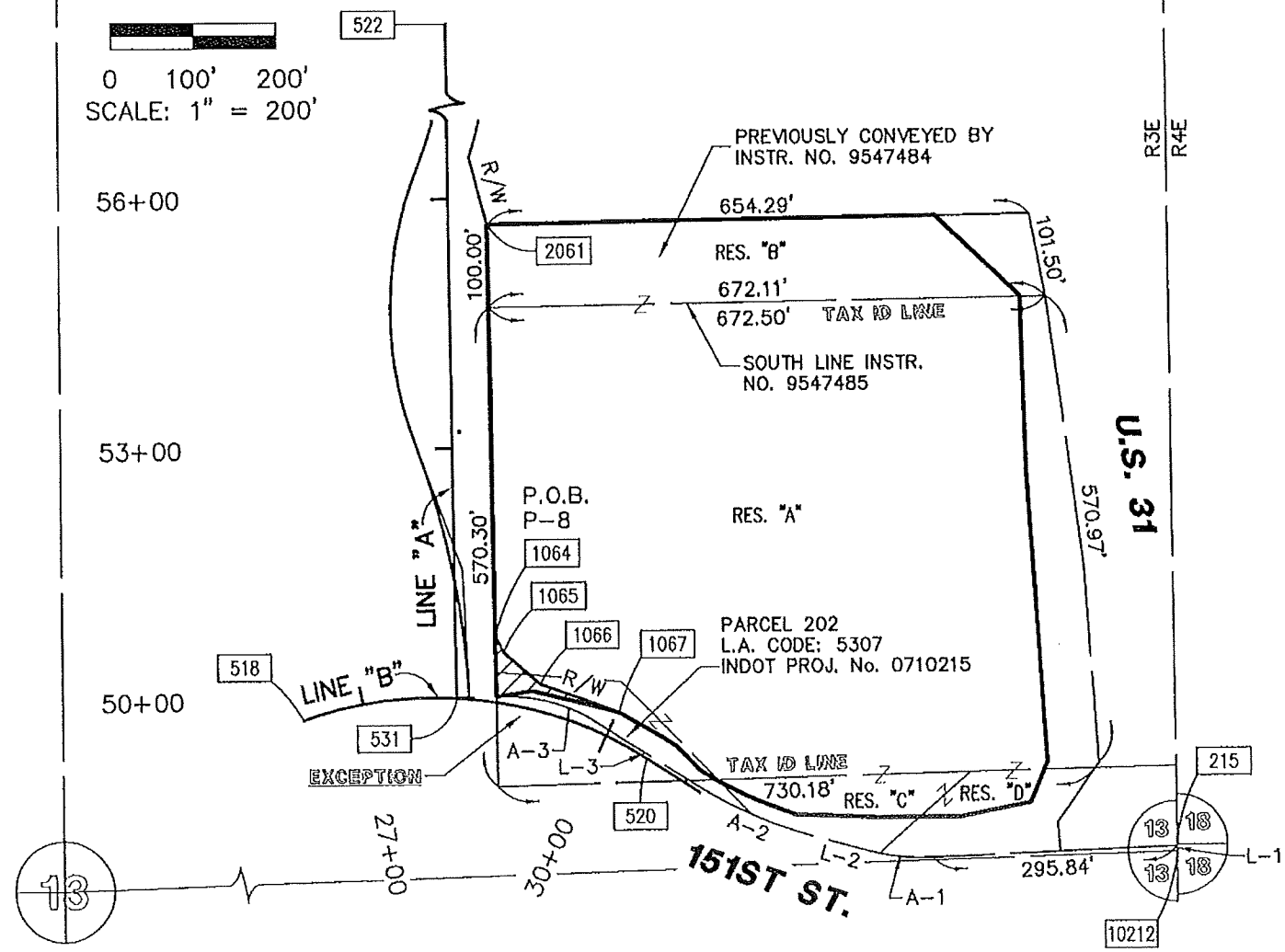
EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for the City of Westfield
by VS Engineering (Job #12-2794)

ARC TABLE		
ARC ID	RADIUS	LENGTH
A-1	251.46'	75.77'
A-2	547.48'	166.21'
A-3	194.60'	115.95' [SIC]

LINE TABLE	
LINE ID	DISTANCE
L-1	6.22'
L-2	64.42'
L-3	141.43'



PARCEL: 8
CODE: N/A
PROJECT: N/A
COUNTY: HAMILTON
ROAD: WESTFIELD BLVD.
SECTION: 13
TOWNSHIP: 18 N.
RANGE: 3 E.

OWNER: DAYTON HUDSON CORPORATION

HATCHED AREA IS THE APPROXIMATE TAKING

NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.

DES. NO.: N/A
DRAWN BY: J.A. GARZA 01/13/2015
CHECKED BY: V.J. BARR 02/18/2015
REVISED BY: J.A. ROLLINGS 05/14/2016

INSTR. No. 9547486, DATED: 08/03/1995 & INSTR. No. 9547487, DATED: 08/03/1995
TAX ID No. 29-09-13-000-009.000-015 - RES. A
TAX ID No. 29-09-13-000-008.001-015 - RES. B (NO TAKE)
TAX ID No. 29-09-13-000-010.001-015 - RES. C (NO TAKE)
TAX ID No. 29-09-13-000-010.000-015 - RES. D (NO TAKE)

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

EXHIBIT "B" (cont.)

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
1064	LINE "A"	50+65.00	47.40'	Rt.	46,675.5514	49,871.6176
1065	LINE "A"	50+45.00	57.00'	Rt.	46,655.6309	49,881.3780
1066	LINE "A"	50+06.00	100.00'	Rt.	46,616.9876	49,924.6988
1067	LINE "B"	30+02.08	32.87'	Lt.	46,582.8290	50,019.9189
2061	LINE "A"	55+59.48	46.65'	Rt.	47,170.0096	49,866.7788
201	SEE LOCATION CONTROL ROUTE SURVEY PLAT					
202						
215						
518						
520						
522						
531						
10212						

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2013017172 in the Office of the Recorder of Hamilton County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

05/14/2016

VS ENGINEERING, INC.
VINCENT J. BARR, P.S.
PROFESSIONAL SURVEYOR NO. 9700015
STATE OF INDIANA

VINCENT J. BARR
REGISTERED
No. 9700015
STATE OF INDIANA
PROFESSIONAL SURVEYOR

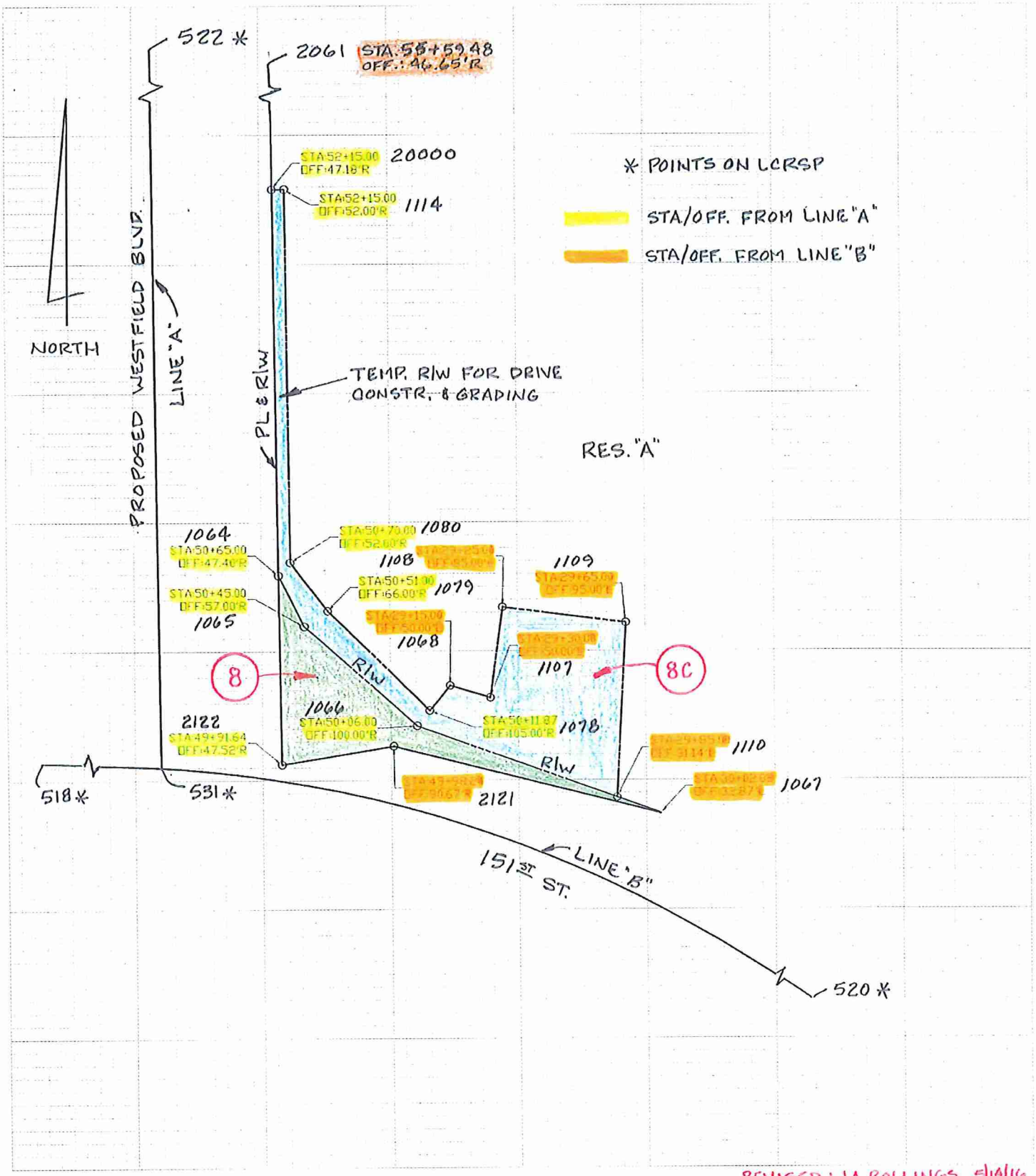
PARCEL: 8 OWNER: DAYTON HUDSON CORPORATION
CODE: N/A
PROJECT: N/A
COUNTY: HAMILTON
ROAD: WESTFIELD BLVD.
SECTION: 13
TOWNSHIP: 18 N. NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.
RANGE: 3 E.

DES. NO.: N/A
DRAWN BY: J.A. GARZA 01/13/2015
CHECKED BY: V.J. BARR 02/18/2015
REVISED BY: J.A. ROLLINGS 05/14/2016

EXHIBIT B

VS ENGINEERING, INC.
Civil • Structural • Transportation • Environmental

JOB 12-2794 WESTFIELD ACCESS RD
SHEET NO. 2 OF 6
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE N/A



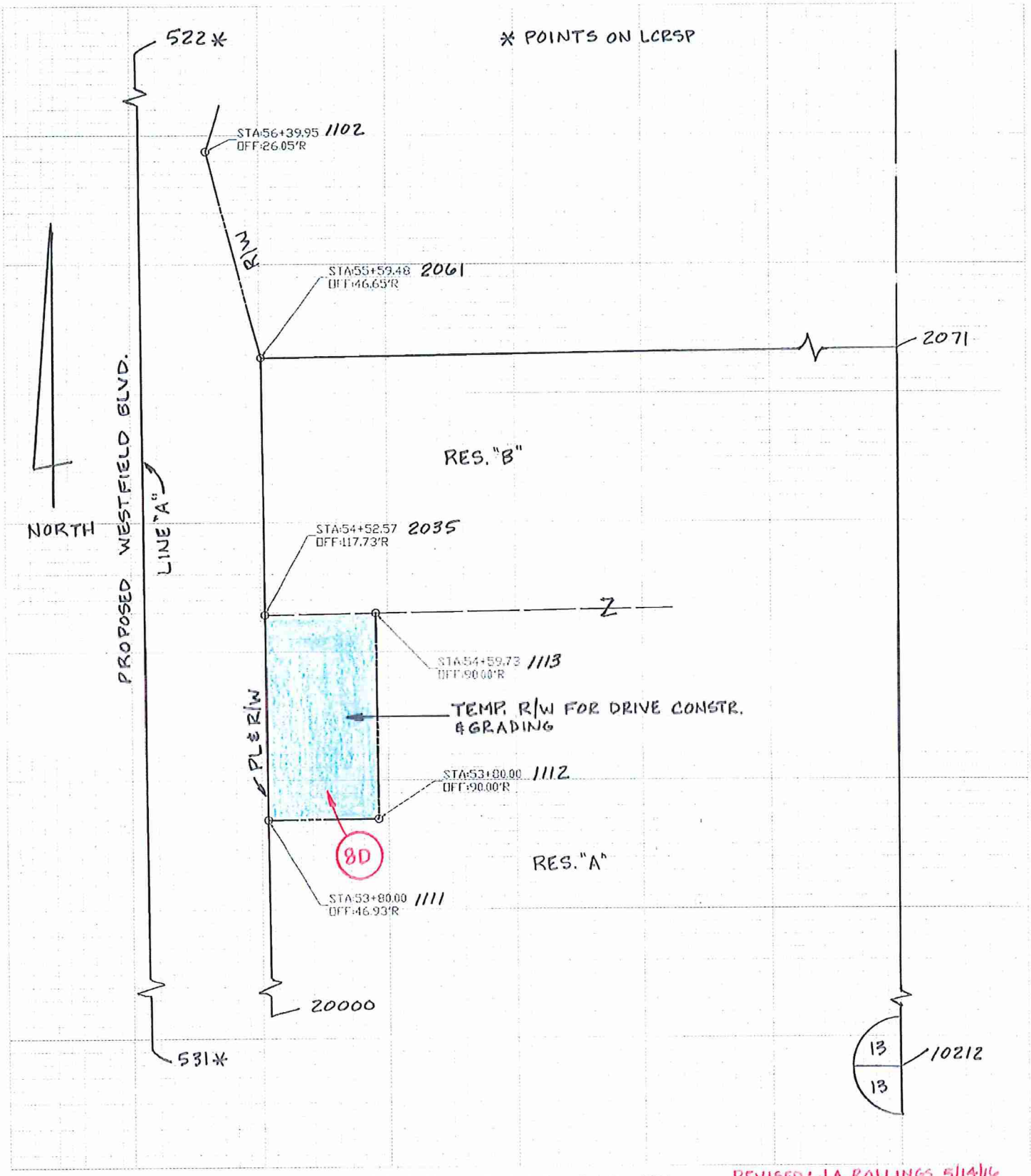
4275 North High School Road Indianapolis, Indiana 46254
(317) 293-3542 Tel (317) 293-4737 Fax
www.vsengineering.com

REVISED: J.A. ROLLINGS 5/14/16

EXHIBIT B

VS ENGINEERING, INC.
Civil • Structural • Transportation • Environmental

JOB 12-2794 WESTFIELD ACCESS RD
SHEET NO. 3 OF 6
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE N/A



REVISED: J.A. ROLLINGS 5/14/16

4275 North High School Road Indianapolis, Indiana 46254
(317) 293-3542 Tel (317) 293-4737 Fax
www.vsengineering.com

EXHIBIT B

VS ENGINEERING, INC.
Civil • Structural • Transportation • Environmental

JOB 12-2794 Westfield Access Road
SHEET NO. 3A OF 6
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE N/A

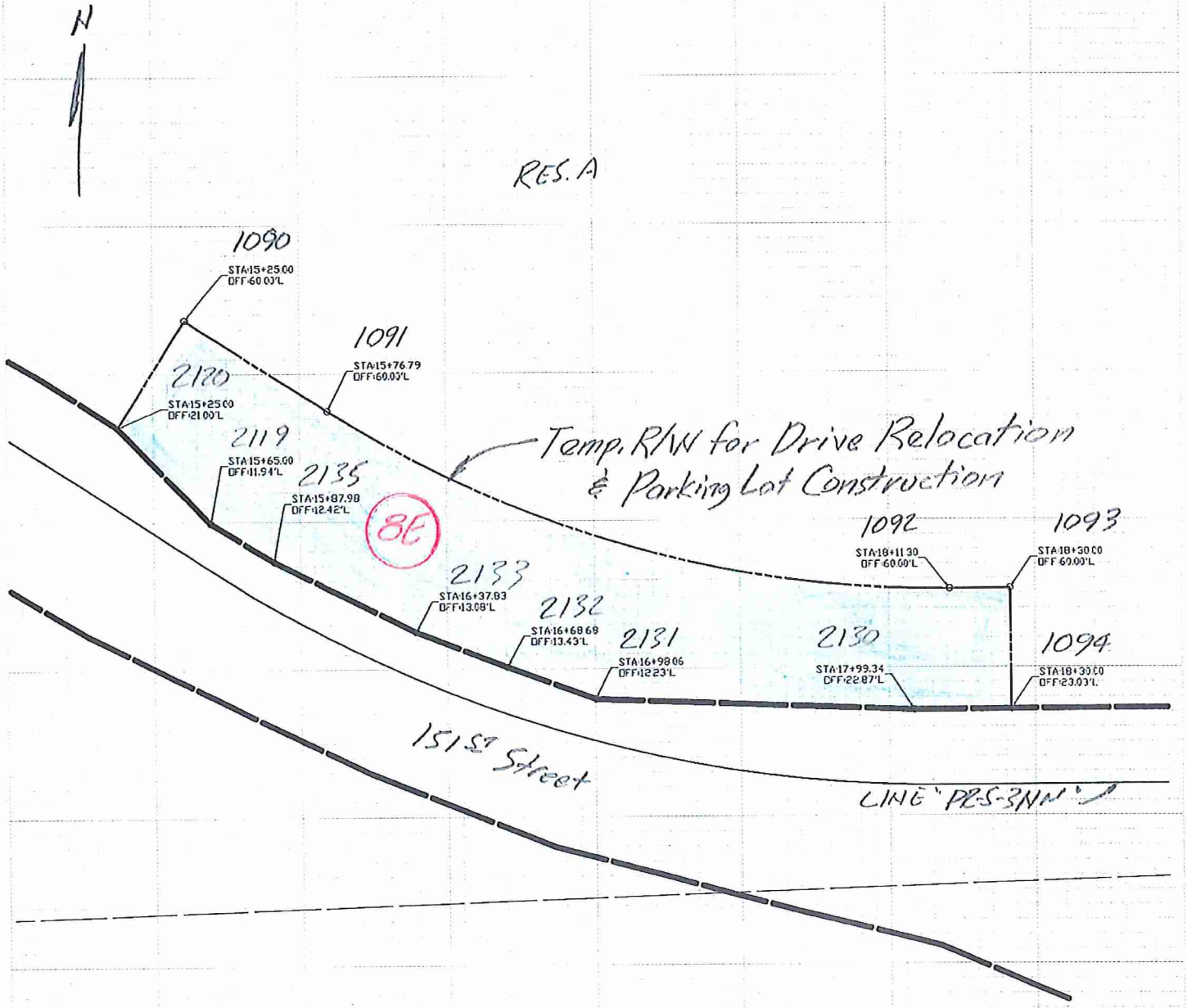


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EXHIBIT C
(Necessary Real Estate Deed)

Cross References:
(1) Limited Warranty Deed dated August 3, 1995 and recorded August 15, 1995 as Instr. No. 9547486
(2) Quitclaim Deed dated August 3, 1995 and recorded August 15, 1995 as Instr. No. 9547487.

QUITCLAIM DEED AND GRANT OF TEMPORARY RIGHT-OF-WAY EASEMENTS

THIS INDENTURE WITNESSETH, that TARGET CORPORATION, a Minnesota corporation, f/k/a DAYTON HUDSON CORPORATION ("Grantor"), QUITCLAIMS to the CITY OF WESTFIELD, INDIANA ("Grantee"), for the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real estate located in Hamilton County, Indiana, being more particularly described in Exhibit A attached hereto and incorporated herein (the "Fee Simple Real Estate").

In addition to the foregoing, and for the consideration set forth above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, for itself and its successors and assigns, also hereby grants to Grantee, temporary right-of-way easements (the "Temporary Easements") on, over, under and across those certain parcels of real estate located in Hamilton County, Indiana, being more particularly described in Exhibit B attached hereto and incorporated herein (the "Temporary Easement Property"), for the purposes of (i) drive construction and grading over the portion of the Temporary Easement Property identified in Exhibit B as "Parcel 8C", (ii) grading over the portion of the Temporary Easement Property identified in Exhibit B as "Parcel 8D", and (iii) drive relocation and parking lot construction over the portion of the Temporary Easement Property identified in Exhibit B as "Parcel 8E".

The Temporary Easements shall terminate and cease to exist upon the earlier to occur of (i) Grantee's completion of the extension of Union Road (also known as Westfield Boulevard) to 151st Street, or (ii) _____, 201____. Upon such termination, Grantee shall promptly restore all portions of the Temporary Easement Property that are disturbed by the activities of Grantee to their condition existing immediately before such activities, including, without limitation, replacing turf and landscaping.

Grantee, by its acceptance of this Quitclaim Deed and Grant of Temporary Right-of-Way Easements, hereby accepts the Temporary Easement Property for the purposes set forth herein, subject to all matters of record and in its "AS-IS, WHERE-IS" condition, with all faults and without any representation or warranty of any kind, express or implied, by Grantor.

[Signature on the following page.]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed and Grant of Temporary Right-of-Way Easements this _____ day of _____, 2016.

GRANTOR:

TARGET CORPORATION,
a Minnesota corporation

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of Target Corporation, a Minnesota corporation, who acknowledged the execution of the foregoing Quitclaim Deed and Grant of Temporary Right-of-Way Easements on behalf of said corporation.

Witness my hand and Notarial Seal this ___ day of _____, 2016.

_____
(signature)

_____
(printed name) Notary Public

My Commission Expires:_____ County of Residence:_____

Send tax statements to and
Grantee's mailing address is: City of Westfield

_____

_____

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Gregory C. Touney

This instrument was prepared by: Gregory C. Touney, Ice Miller, LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0002, (317) 236-2100.

Exhibit B

Temporary Easement Property

[see attached pages.]

EXHIBIT "A"

Project: N/A

Parcel: 8 Fee Simple

Tax ID No: 29-09-13-000-009.000-015

Form: WD-1

Sheet 1 of 1

Code: N/A

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton 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: Commencing at the southeast corner of said quarter section designated as point "10212" on said Parcel Plat; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484; thence South 0 degrees 33 minutes 38 seconds East 394.48 feet along the west line of the grantor(s) land to the point designated "1064" on said Parcel Plat and the POINT OF BEGINNING of this description: thence South 26 degrees 06 minutes 12 seconds East 22.18 feet to the point designated "1065" on said Parcel Plat; thence South 48 degrees 15 minutes 58 seconds East 58.05 feet to the point designated "1066" on said Parcel Plat; thence South 70 degrees 15 minutes 56 seconds East 101.16 feet to the northern line of Parcel 202B, L.A. Code 5307, Indiana Department of Transportation Project Number 0710215 designated as point "1067" on said Parcel Plat; thence North 75 degrees 51 minutes 38 seconds West 107.75 feet along said northern line; thence South 81 degrees 25 minutes 51 seconds West 43.59 feet along said northern line to the northwest corner of said Parcel 202B and the west line of the grantor(s) land; thence North 0 degrees 33 minutes 38 seconds West 72.90 feet along said west line to the POINT OF BEGINNING containing 0.054 acres, more or less.

This description was prepared for the City of Westfield by the following:

Vincent J. Barr 05/14/2016

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State of Indiana

VINCENT J. BARR
REGISTERED
No. 9700015
STATE OF INDIANA
PROFESSIONAL SURVEYOR

Revised 05/14/2016: Sheet Number

Exhibit A

Fee Simple Real Estate

[see attached pages]

EXHIBIT B

Project: N/A

Sheet 1 of 3

Parcel: 8C Temporary Right-of-Way for Drive Construction & Grading

Code: N/A

Form: T-3

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484; thence South 0 degrees 33 minutes 38 seconds East 244.48 feet along the west line of the grantor(s) land to the point to the POINT OF BEGINNING of this description: thence North 89 degrees 31 minutes 35 seconds East 4.82 feet; thence South 0 degrees 28 minutes 25 seconds East 145.00 feet; thence South 36 degrees 51 minutes 28 seconds East 23.60 feet; thence South 45 degrees 22 minutes 52 seconds East 55.24 feet; thence North 39 degrees 55 minutes 49 seconds East 12.57 feet; thence South 73 degrees 24 minutes 38 seconds East 16.58 feet; thence North 7 degrees 55 minutes 33 seconds East 35.46 feet; thence South 82 degrees 33 minutes 33 seconds East 48.60 feet; thence South 3 degrees 23 minutes 07 seconds West 67.74 feet; thence North 70 degrees 15 minutes 56 seconds West 82.85 feet; thence North 48 degrees 15 minutes 58 seconds West 58.05 feet; thence North 26 degrees 06 minutes 12 seconds West 22.18 feet to the west line of the grantor(s) land; thence North 0 degrees 33 minutes 38 seconds West 150.00 feet along said west line to the POINT OF BEGINNING and containing 0.115 acres, more or less.

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STATE OF
INDIANA
PROFESSIONAL SURVEYOR

Revised 05/14/2016: Design Change

EXHIBIT B

Project: N/A

Sheet 2 of 3

Parcel: 8D Temporary Right-of-Way for Drive Construction & Grading

Code: N/A

Form: T-3

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484 and the POINT OF BEGINNING of this description: thence North 89 degrees 12 minutes 15 seconds East 43.20 feet along the south line of said tract of land described in Instrument Number 9547485; thence South 0 degrees 28 minutes 25 seconds East 79.73 feet; thence South 89 degrees 31 minutes 35 seconds West 43.07 feet to the west line of the grantor(s) land; thence North 0 degrees 33 minutes 38 seconds West 79.48 feet along said west line to the POINT OF BEGINNING and containing 0.079 acres, more or less.

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Revised 05/14/2016: Design Change

EXHIBIT B

Project: N/A

Sheet 3 of 3

Parcel: 8E Temporary Right-of-Way for Drive Relocation and Parking Lot Construction

Code: N/A

Form: T-3

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the southwest corner of a tract of land described in Instrument Number 9547484; thence South 0 degrees 33 minutes 38 seconds East 394.48 feet along the west line of the grantor(s) land; thence South 26 degrees 06 minutes 12 seconds East 22.18 feet; thence South 48 degrees 15 minutes 58 seconds East 58.05 feet; thence South 70 degrees 15 minutes 56 seconds East 101.16 feet to the northeastern line of Parcel 202B, L.A. Code 5307, Indiana Department of Transportation Project Number 0710215; thence South 58 degrees 59 minutes 50 seconds East 80.15 feet along said northeastern line to the POINT OF BEGINNING of this description: thence North 32 degrees 47 minutes 15 seconds East 39.00 feet; thence South 57 degrees 12 minutes 45 seconds East 51.79 feet; thence Easterly 200.11 feet along an arc to the left having a radius of 349.00 feet and subtended by a long chord having a bearing of South 73 degrees 38 minutes 19 seconds East and a length of 197.38 feet; thence North 89 degrees 56 minutes 08 seconds East 18.70 feet; thence South 0 degrees 03 minutes 52 seconds East 36.97 feet to the north line of Parcel 202A, L.A. Code 5307, Indiana Department of Transportation Project Number 0710215; thence along the northern lines of said Parcel 202A the following (5) courses: 1) South 89 degrees 57 minutes 25 seconds West 29.99; 2) North 87 degrees 31 minutes 53 seconds West 97.26 feet; 3) North 69 degrees 42 minutes 35 seconds West 28.48 feet; 4) North 68 degrees 36 minutes 18 seconds West 29.85 feet; 5) North 63 degrees 02 minutes 56 seconds West 48.27 feet to the common corner between said Parcels 202A and 202B; thence North 58 degrees 48 minutes 00 seconds West 22.64 feet along the northeastern line of said Parcel 202B; thence North 44 degrees 27 minutes 22 seconds West 41.01 feet along said northeastern line to the POINT OF BEGINNING and containing 0.282 acres, more or less.

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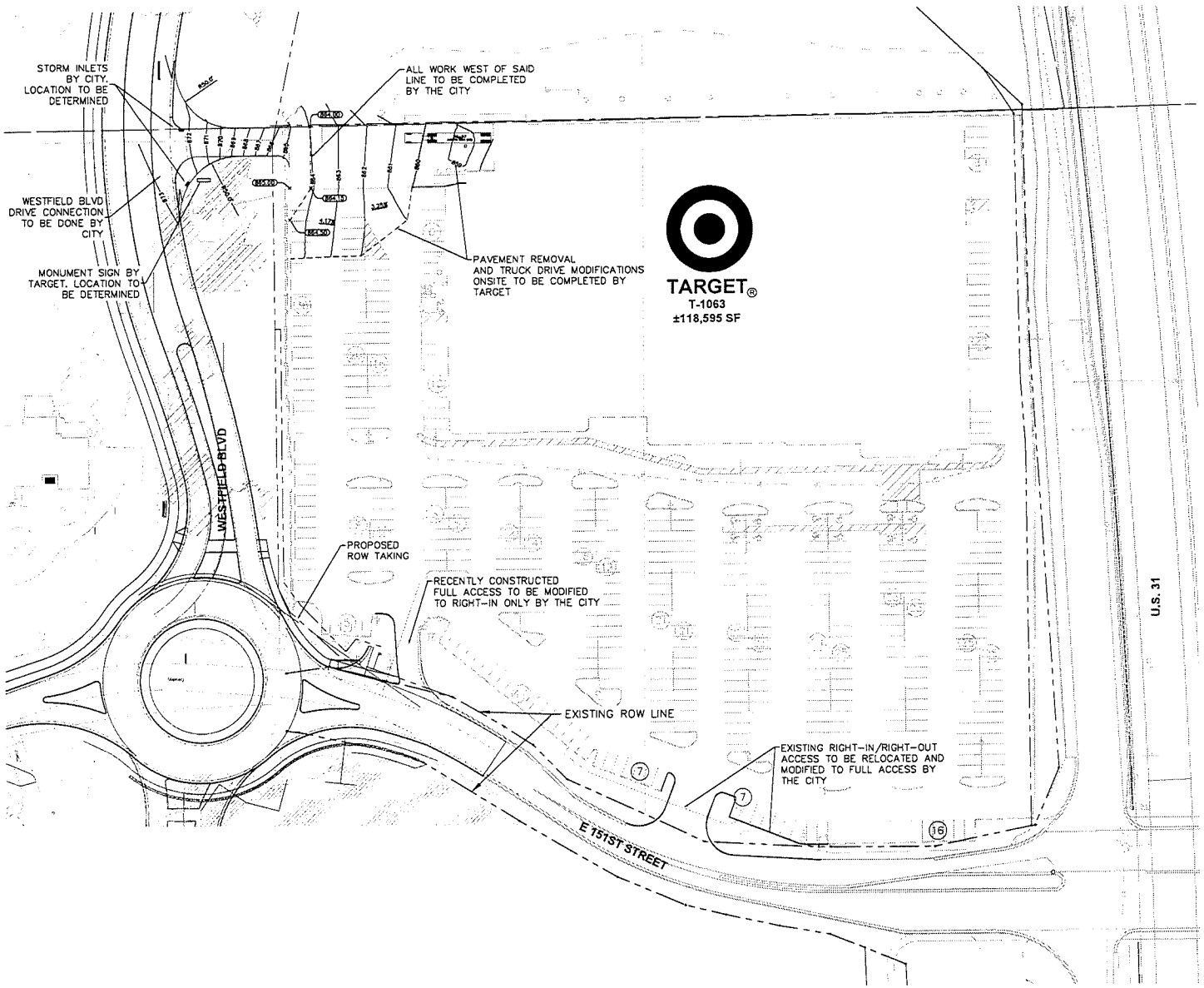
EXHIBIT D
(Project Plans)



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SITE DATA TABLE	
GENERAL SITE DATA	
ZONING	GB, GENERAL BUSINESS
LAND USE	RETAIL
BUILDING SQUARE FOOTAGE EXISTING FAR PROPOSED FAR	118,595 SF 0.29 0.32
BUILDING SETBACK CITY REQ. FRONT (151st STREET) FRONT (US 31) REAR	60' 60' 20'
EX. MINIMUM SETBACKS PROV. FRONT (151st STREET) FRONT (US 31) REAR	226' 79' 20'
PR. MINIMUM SETBACKS PROV. FRONT (151st STREET) FRONT (US 31) REAR	218' 48' 0'
PARKING EXISTING PROPOSED	496 SPACES 496 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1001 BURROUGHS ROAD, SUITE 350,
LOUIS, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: 1"=40'
DESIGNED BY:
DRAWN BY:
CHECKED BY:

T-1063
WESTFIELD, IN

WESTFIELD BLVD
PROPOSED TARGET
ACCESS

ORIGINAL ISSUE: 05/17/2016
KHA PROJECT NO. 095727007
SHEET NUMBER
1 OF 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT E
(Estimates for Target Work)

Kimley»Horn

1001 Warrenville Road
Suite 350
Lisle, Illinois 60532

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
ONSITE WORK FOR PROPOSED TARGET ACCESS TO UNION ROAD

Project: T-1063
Location: Westfield, IN
Date: January 19, 2016

1.00	DEMOLITION	QUANTITY	UNITS	PRICE	COST
1.01	Full Depth Pavement Removal/Sawcut	1,490	SY	$ 10.00	$ 14,900.00
1.02	Existing Storm Structure Adjustment	2	EA	$ 1,500.00	$ 3,000.00
1.03	Bollard Removal	7	EA	$ 350.00	$ 2,450.00
1.04	Striping Removal	1	Allowance	$ 5,000.00	$ 5,000.00
1.05	Truck Dock Wall Adjustments	1	Allowance	$ 10,000.00	$ 10,000.00
				Subtotal Demolition	**$ 35,350.00**

2.00	EROSION CONTROL	QUANTITY	UNITS	PRICE	COST
2.01	Construction Entrance	1	EA	$ 5,000.00	$ 5,000.00
2.02	Silt Fence Installation	100	LF	$ 3.50	$ 350.00
2.03	Inlet Filter Baskets	3	EA	$ 250.00	$ 750.00
2.04	Filltrex SiltSox	100	LF	$ 4.00	$ 400.00
2.05	Street Sweeping & Dust Control	1	Allowance	$ 5,000.00	$ 5,000.00
2.06	Seeding	0.04	AC	$ 3,500.00	$ 140.00
				Subtotal Erosion Control	**$ 11,640.00**

3.00	PAVING	QUANTITY	UNITS	PRICE	COST
3.01	Heavy Duty Pavement	1,490	SY	$ 35.00	$ 52,150.00
3.02	Striping	1	Allowance	$ 5,000.00	$ 5,000.00
3.03	Signage	1	Allowance	$ 1,000.00	$ 1,000.00
				Subtotal Paving	**$ 58,150.00**

4.00	STORM SEWER	QUANTITY	UNITS	PRICE	COST
4.01	15" RCP	75	LF	$ 35.00	$ 2,625.00
4.02	4' Diameter Storm Manhole	1	EA	$ 3,500.00	$ 3,500.00
4.03	Trench Backfill	43	CY	$ 20.00	$ 860.00
				Subtotal Storm Sewer System	**$ 6,985.00**

5.00	LANDSCAPING	QUANTITY	UNITS	PRICE	COST
5.01	Landscaping	1	Allowance	$ 2,500.00	$ 2,500.00
				Subtotal Landscaping	**$ 2,500.00**

6.00	EARTHWORK	QUANTITY	UNITS	PRICE	COST
6.01	Mobilization	1	Allowance	$ 3,000.00	$ 3,000.00
6.02	Soil Import	397	CY	$ 25.00	$ 9,925.00
				Subtotal Earthwork	**$ 12,925.00**

7.00	SOFT COSTS	QUANTITY	UNITS	PRICE	COST
7.01	Survey Data Collection	1	Allowance	$ 5,000.00	$ 5,000.00
7.02	Civil Engineering	1	Allowance	$ 12,000.00	$ 12,000.00
7.03	Construction Staking	1	Allowance	$ 1,000.00	$ 1,000.00
				Subtotal Earthwork	**$ 18,000.00**

SUMMARY		
1.00	DEMOLITION	$ 35,350.00
2.00	EROSION CONTROL	$ 11,640.00
3.00	PAVING	$ 58,150.00
4.00	STORM SEWER	$ 6,985.00
5.00	LANDSCAPING	$ 2,500.00
6.00	EARTHWORK	$ 12,925.00
7.00	SOFT COSTS	$ 18,000.00
TOTAL		$ 145,550.00
10% CONTINGENCY		$ 14,555.00
GRAND TOTAL		$ 160,105.00

This Engineer's Opinion of Probable Construction Cost is based upon the Union Road Proposed Target Access Exhibit dated 11/25/2015. The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

EXHIBIT F
(Other Real Estate Deed)

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the CITY OF WESTFIELD, INDIANA ("**Grantor**"), CONVEYS AND WARRANTS to TARGET CORPORATION, a Minnesota corporation ("**Grantee**"), for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all right, title and interest in and to that certain real estate located in Hamilton County, Indiana, being more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements, easements andappurtenances thereunto belonging (collectively, the "**Real Estate**"), subject only to (a) zoning ordinances affecting the Real Estate and (b) ad valorem taxes not yet due and payable.

TO HAVE AND TO HOLD the Real Estate unto Grantee, its successors and assigns forever.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on the date set forth in the notary block below to be effective as of the____ day of _____, 2016.

GRANTOR:

CITY OF WESTFIELD, INDIANA

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of the City of Westfield, Indiana, who acknowledged the execution of the foregoing General Warranty Deed.

Witness my hand and Notarial Sealthis ____ day of _____, 2016.

My Commission Expires:
_____

_____
(Signature)

My County of Residence:
_____

_____
(printed name) Notary Public

Send tax statements to and
Grantee's mailing address is: Target Corporation

_____

_____

I, affirm, under the penalties for perjury, that I have taken reasonable care ϕ redact each Social Security number in this document, unless required by law Gregory C. Touney

This instrument was prepared by: Gregory C. Touney, ICE MILLER LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200.

EXHIBIT "A"

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the northeast corner of the grantor(s) land as described in Instrument Number 2015022849 and the POINT OF BEGINNING of this description: thence South 0 degrees 33 minutes 38 seconds East 45.00 feet along the east line of the grantor(s) land; thence South 70 degrees 43 minutes 34 seconds West 62.18 feet; thence Northwesterly 65.07 feet along an arc to the right having a radius of 420.00 feet and subtended by a long chord having a bearing of North 3 degrees 57 minutes 47 seconds West and a length of 65.00 feet to the north line of the grantor(s) land; thence North 89 degrees 22 minutes 56 seconds East 62.75 feet along said north line to the POINT OF BEGINNING and containing 0.078 acres, more or less.

Subject to trail and utility easements being 30 feet in width by parallel lines off of the entire northerly and easterly sides thereof as per Deed Book 340, Pages 291-292, in the Office of the Recorder of Hamilton County, Indiana.

This description was prepared for the City of Westfield by the following:

04/06/2016

V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana

VINCENT J. BARR
REGISTERED
No.
9700015
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

EXHIBIT G
(Other Real Estate Description)

EXHIBIT G

A part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and being that part of the grantor(s) land described as follows: Commencing at the southeast corner of said quarter section; thence North 0 degrees 26 minutes 33 seconds West 670.84 feet along the east line of said quarter section to the easterly prolongation of the south line of a tract of land described in Instrument Number 9547485; thence South 89 degrees 12 minutes 15 seconds West 821.59 feet along said prolongation and along the south line of said tract to the northeast corner of the grantor(s) land as described in Instrument Number 2015022849 and the POINT OF BEGINNING of this description: thence South 0 degrees 33 minutes 38 seconds East 45.00 feet along the east line of the grantor(s) land; thence South 70 degrees 43 minutes 34 seconds West 62.18 feet; thence Northwesterly 65.07 feet along an arc to the right having a radius of 420.00 feet and subtended by a long chord having a bearing of North 3 degrees 57 minutes 47 seconds West and a length of 65.00 feet to the north line of the grantor(s) land; thence North 89 degrees 22 minutes 56 seconds East 62.75 feet along said north line to the POINT OF BEGINNING and containing 0.078 acres, more or less.

Subject to trail and utility easements being 30 feet in width by parallel lines off of the entire northerly and easterly sides thereof as per Deed Book 340, Pages 291-292, in the Office of the Recorder of Hamilton County, Indiana.

This description was prepared for the City of Westfield by the following:

04/06/2016

V.S. Engineering, Inc.
Vincent J. Barr, P.S.
Professional Surveyor No. 9700015
State of Indiana

VINCENT J. BARR
REGISTERED
No.
9700015
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

CITY OF WESTFIELD TO TARGET

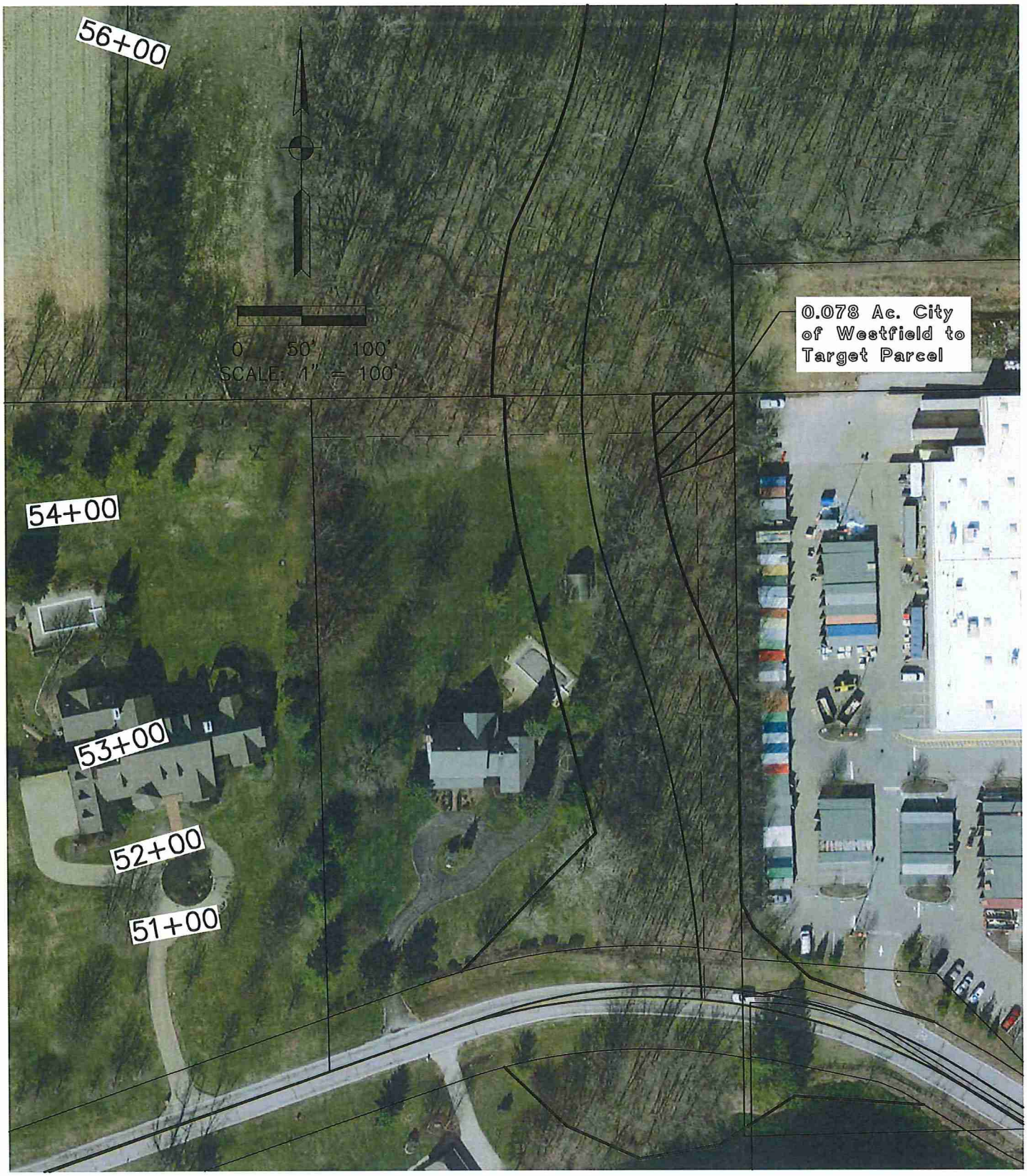
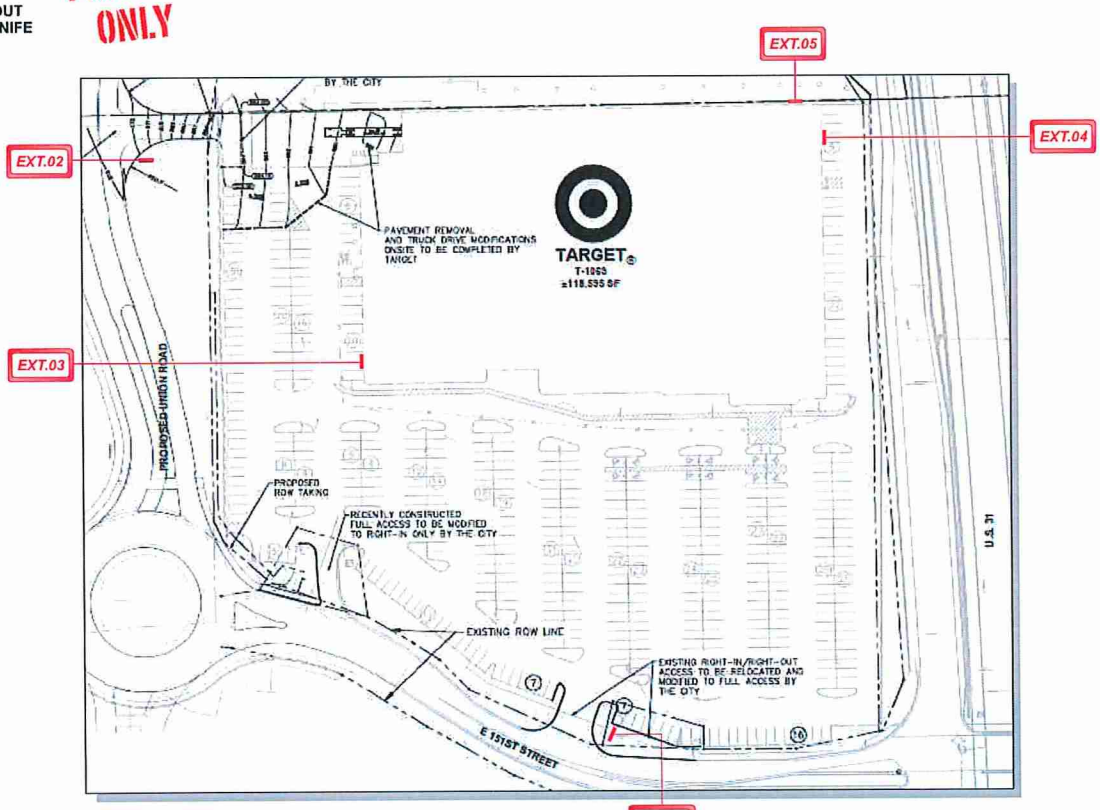


EXHIBIT H
(Sign Plan)

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

PERMITS ONLY



SITE PLAN
Scale: NTS

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
Target

JOB NUMBER:
T1063

SIGN TYPE:
Varies

LOCATION:
15160 N. Meridian St.
Carmel, IN 46032

DATE:
12/23/15

DRAWN BY:
DCH

REVISION:

Number:	Date:	By:
1	1/19/16	DCH

ENG DEPT

SHEET:
1 of 5

DWG NUMBER:
B65935

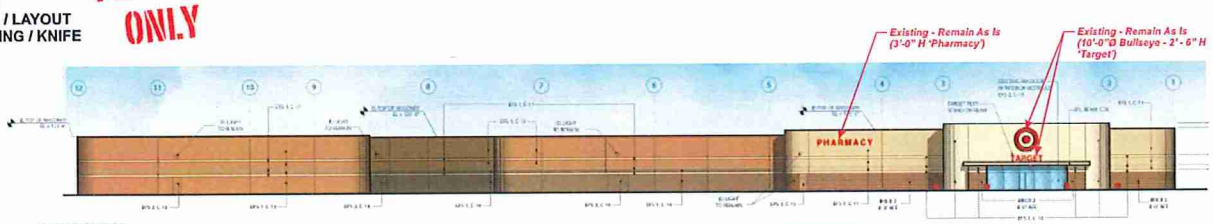
ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

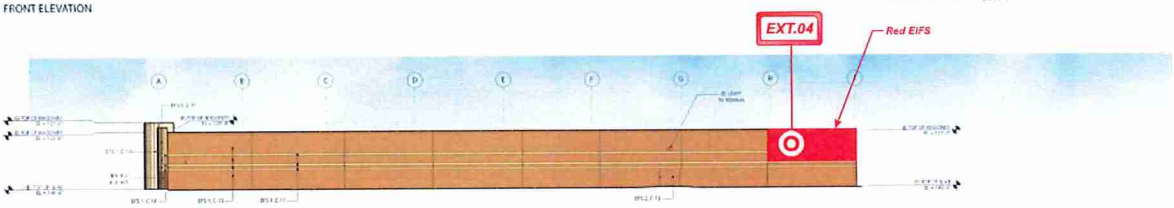
THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PSCO. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PSCO. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

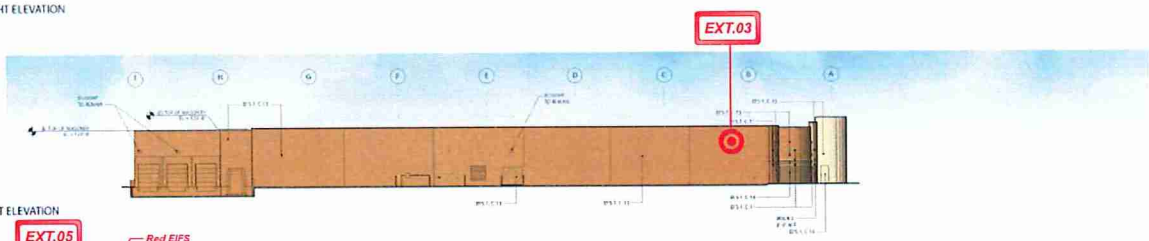
PERMITS ONLY



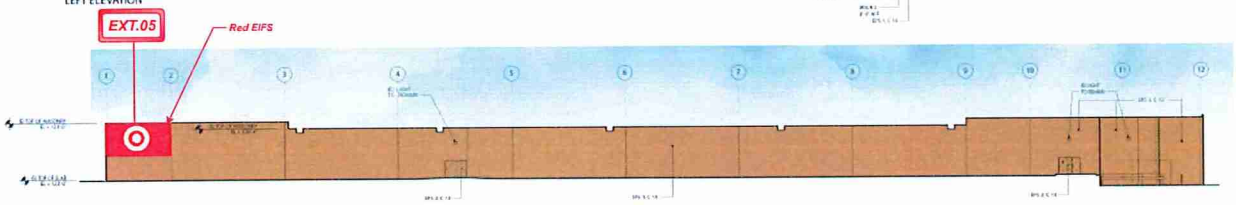
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

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707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
Target

JOB NUMBER:
T1063

SIGN TYPE:
Varies

LOCATION:
15160 N. Meridian St.
Carmel, IN 46032

DATE:
12/23/15

DRAWN BY:
DCH

REVISION:

Number:	Date:	By:
1	1/18/16	DCH

SHEET: ENG DEPT
2 of 5

DWG NUMBER:
B65935

ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

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ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

PERMITS ONLY

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Estimated Sign Weight: 800 Lbs. W/O Block Base

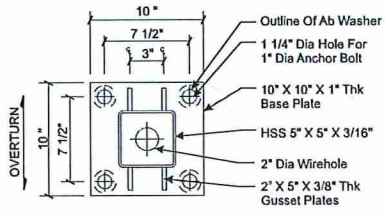
HARDWARE LIST

Description	Hardware	Qty
Anchor Bolt Hardware	1" Dia x 72" Lg Bolt 6" Thread @ Top / 4" Hook @ Btm (3) Nuts (2) Flat Washers Per Bolt	4

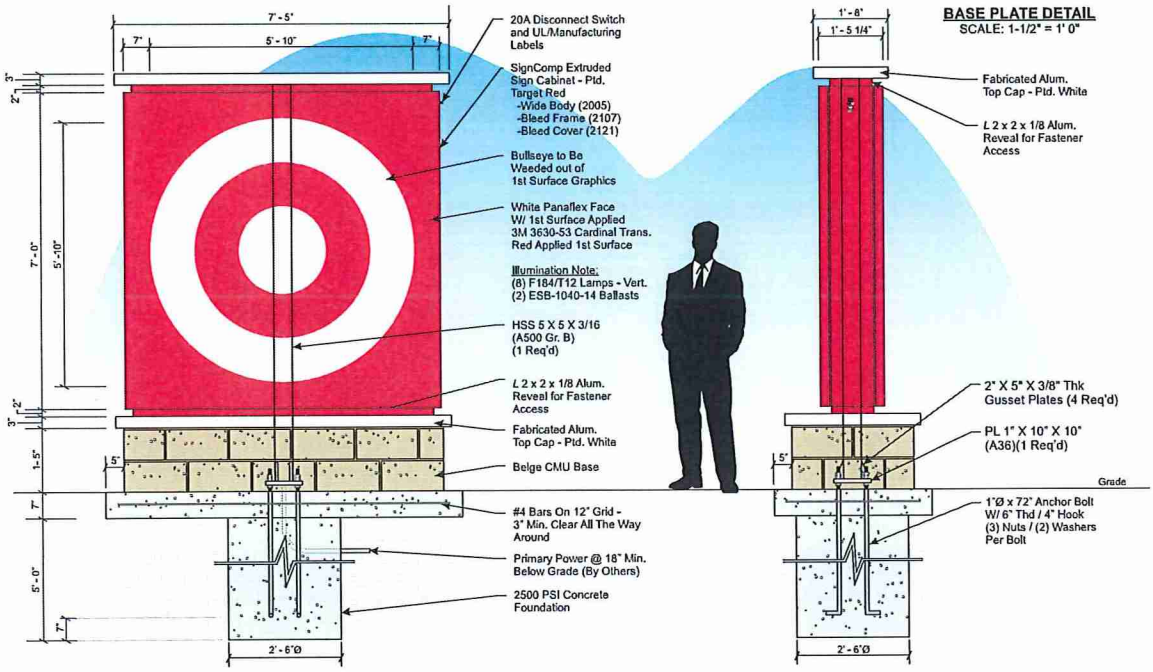
Note: Unless Otherwise Noted
- All Hardware to be SAE J429 - Grade 2
- All Anchor Bolts to be ANC F1554-GR55 - Grade 55
- All Anchor Bolt Nuts to be Heavy Hex Nuts A563A
- All Anchor Bolt Washers to be F844

Estimated Electrial Load: 5.7A @ 120V (2x ESB1040-14) (1) 20A Circuit Req'd

STANDARD MONUMENT NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Soil Assumed To Be Medium Clay, Or Better, With Minimum Soil Bearing Capacity Of 2,500 PSF.
5. Concrete 2,500 PSI @ 28 Days.
6. Reinforcing Steel Shall Be ASTM A615 GR-40.
7. Structural Steel Shall Be ASTM A36.
8. All Welds Shall Conform To A.W.S Standards.



BASE PLATE DETAIL
SCALE: 1-1/2" = 1' 0"



FOUNDATION ELEVATION (SIGN EXT.01 AND EXT.02
SCALE: 1/2" = 1'

SIDE ELEVATION
SCALE: 1/2" = 1'

Target Red
Pantone: PMS 186 C
Vinyl: 3M 3630-53
Paint: Mp82074 LVG
Ver. 1 (Full Gloss)

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

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707 West Spring Garden Street
Palmyra, New Jersey 08065
Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

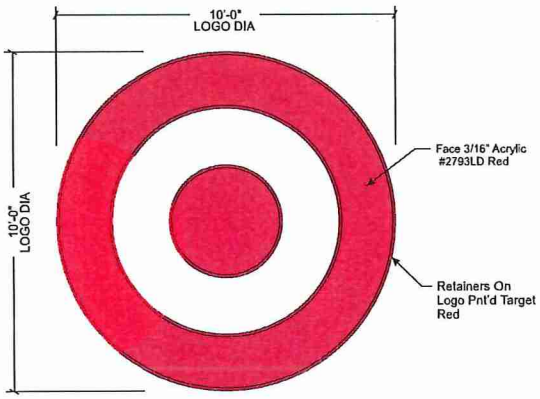
CUSTOMER: Target
JOB NUMBER: T1063
SIGN TYPE: Varies
LOCATION: 15160 N. Meridian St. Carmel, IN 46032
DATE: 12/23/15
DRAWN BY: DCH
REVISION:

Number:	Date:	By:
1	1/19/16	DCH

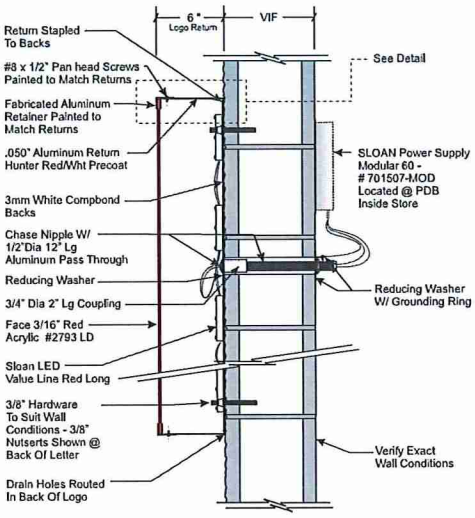
SHEET: 3 of 5 ENG DEPT
DWG NUMBER: B65935
ENGINEER SEAL:

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

PERMITS ONLY



10' - 0" Bullseye - Elevation - Sign Ext.03
SCALE: 3/8" =1' 0"



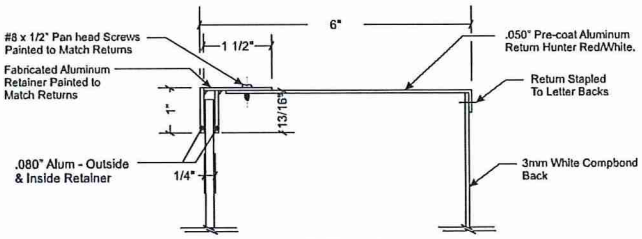
TYP. LOGO CROSS SECTION
SCALE: 1-1/2" =1' 0"

ELECTRICAL LOAD
10' LOGO
(3) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Others.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



DETAIL VIEW
SCALE: HALF

Target Red
Pantone: PMS 186 C
Vinyl: 3M 3630-53
Paint: Mp82074 LVG
Ver. 1 (Full Gloss)

PHILADELPHIASIGN
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Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER: Target
JOB NUMBER: T1063
SIGN TYPE: Varies
LOCATION: 15160 N. Meridian St. Carmel, IN 46032
DATE: 12/23/15
DRAWN BY: DCH
REVISION:

Number:	Date:	By:
1	1/19/16	DCH

SHEET: 4 of 5 ENG DEPT
DWG NUMBER: B65935
ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

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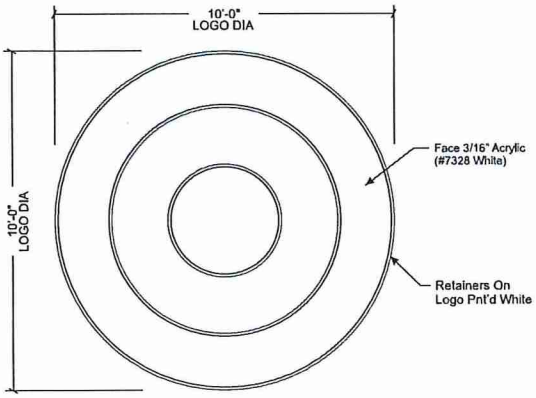
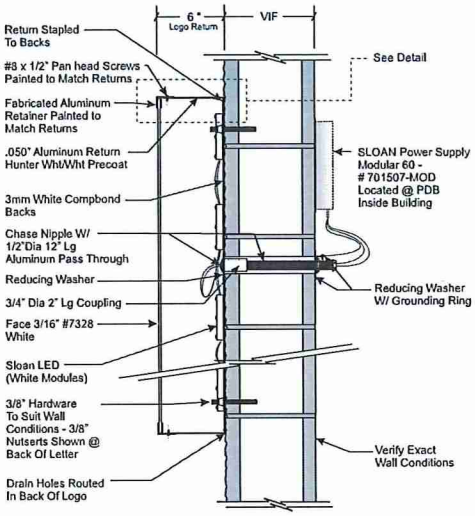
ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

PERMITS ONLY



10' - 0" Bullseye - Elevation - Sign Ext.04 and Ext.05
SCALE: 3/8" =1' 0"



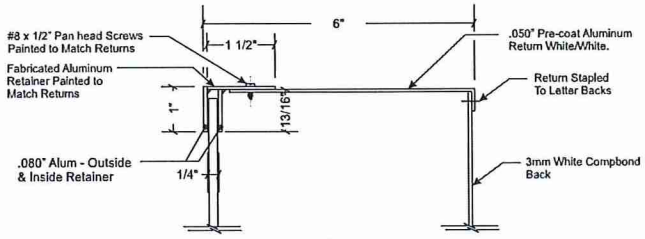
TYP. LOGO CROSS SECTION
SCALE: 1-1/2" =1' 0"

ELECTRICAL LOAD
10' LOGO
(3) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Others.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



DETAIL VIEW
SCALE: HALF

PHILADELPHIASIGN
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Palmyra, New Jersey 08065
Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER: Target

JOB NUMBER: T1063

SIGN TYPE: Varies

LOCATION: 15160 N. Meridian St. Carmel, IN 46032

DATE: 12/23/15

DRAWN BY: DCH

REVISION:

Number:	Date:	By:
1	1/19/16	DCH

SHEET: 5 of 5 ENG DEPT

DWG NUMBER: B65935

ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PSCO. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PSCO. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.