

EXHIBIT A

Legal Description

A part of the Northwest Quarter of Section 7, Township 14 North, Range 3 East and a part of the Northeast Quarter of Section 12, Township 14 North, Range 2 East both of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of said Section 12; thence South 86°23'55" West (assumed bearing) along the South line of the Northeast Quarter of said Section 12 a distance of 563.17 feet; thence North 08°06'06" West a distance of 524.10 feet; thence North 09°59'48" East a distance of 1354.51 feet; thence North 83°29'48" East a distance of 703.40 feet; thence South 31°45'50" East a distance of 656.76 feet; thence South 90°00'00" East a distance of 299.68 feet to the centerline of Mann Road (formerly Mars Hill Gravel Road) as now located; thence South 04°18'38" West along said centerline a distance of 49.68 feet; thence South 08°03'03" West along said centerline a distance of 1253.42 feet; thence South 86°23'55" West a distance of 765.73 feet to the Point of Beginning.

EXCEPT

The real estate conveyed to the Consolidated City of Indianapolis for the use and benefit of the Department of Transportation recorded as Instrument No. 73-64162 in the Office of the Recorder of Marion County, Indiana.

ALSO EXCEPT

A part of the real estate conveyed to the Consolidated City of Indianapolis for the use and benefit of the Department of Transportation by Trustees Deed recorded as Instrument No. 81-30382 in the Office of the Recorder of Marion County, Indiana, being a part of the Northwest Quarter of Section 7, Township 14 North, Range 3 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 7; thence North 87°13'01" East (assumed bearing) along the South line of said Northwest Quarter a distance of 758.59 feet to the centerline of Mann Road (formerly Mars Hill Gravel Road); thence North 08°03'03" East along said centerline a distance of 977.75 feet; thence North 81°56'57" West a distance of 25.00 feet to the apparent West right-of-way line of said Mann Road and the Southerly corner of said real estate, said point being the POINT OF BEGINNING of the herein described tract; the following six (6) courses are along the West line of said real estate; (1) thence North 04°53'02" West (measured) (North 04°17'27" West by deed) a distance of 51.20 feet; (2) thence North 00°56'06" East (measured) (North 01°08'18" East by deed) a distance of 49.44 feet (measured) (49.4 feet by deed); (3) thence North 08°34'01" East (measured) (North 08°56'06" East by deed) a distance of 69.85 feet (measured) (70.0 feet by deed); (4) thence North 02°35'18" West (measured) (North 02°35'05" West by deed) a distance of 129.18 feet (measured) (129.2 feet by deed); (5) thence North 09°46'07" East (measured) (North 10°54'32" East by deed) a distance of 49.52 feet (measured) (49.8 feet by deed); (6) thence North 14°21'45" East (measured) (North 14°51'59" East by deed) a distance of 15.22 feet; thence 90°00'00" East a distance of 34.86 feet to the East line of said real estate, said point being on the West right-of-way line of said Mann Road; thence South 04°20'57" West along the East line of said real estate and said West right-of-way line a distance of 48.42 feet; thence South 08°03'03" West along the East line of said real estate and said West right-of-way line a distance of 316.96 feet to the Point of Beginning.

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, and having been duly sworn, acknowledged execution of this Declaration of Covenants, Conditions and Restrictions of River Run as Vice-President of Trimark Development, Inc., an Indiana corporation, a general partner of Crossmann Communities Partnership, an Indiana general partnership.

Witness my hand and Notarial Seal this 5th day of March, 1996.

My Commission Expires:

May 21, 1997

Residing in Hendricks County



Shirley J. White

Notary Public

Shirley J. White

Printed Name

This Instrument Prepared By:

Charles D. Frankenberger  
NELSON & FRANKENBERGER  
3021 East 98th Street  
Suite 220  
Indianapolis, Indiana 46280  
(317) 844-0106

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF MARION     )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Crosser, and having been duly sworn, acknowledged execution of this Declaration of Covenants, Conditions and Restrictions of River Run as Vice-President of Trimark Development, Inc., an Indiana corporation, a general partner of Crossmann Communities Partnership, an Indiana general partnership.

Witness my hand and Notarial Seal this 5th day of March, 1996.

My Commission Expires:  
May 21, 1997

Residing in Hendricks County



Shirley J. White  
Notary Public

Shirley J. White  
Printed Name

This Instrument Prepared By:

Charles D. Frankenberger  
NELSON & FRANKENBERGER  
3021 East 98th Street  
Suite 220  
Indianapolis, Indiana 46280  
(317) 844-0106



EXHIBIT B

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 12, Township 14 North, Range 2 East and a part of the Southeast Quarter of Section 1, Township 14 North, Range 2 East and a part of the Southwest Quarter of Section 6, Township 14 North, Range 3 East and a part of the Northwest Quarter of Section 7, Township 14 North, Range 3 East all of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 12, Township 14 North, Range 2 East; thence North  $86^{\circ}23'55''$  East (assumed bearing) along the South line of said Northeast Quarter a distance of 1224.48 feet to the Southeast corner of Old Mill Park, Section 9, per plat thereof recorded as Instrument No. 79-85751 in the Office of the Recorder of Marion County, Indiana, and the POINT OF BEGINNING of the herein described real estate; thence North  $00^{\circ}11'38''$  West (calc. rec.) along the East line of said Old Mill Park, Section 9 and the Northerly extension thereof a distance of 2662.85 feet to a point on the East line of Old Mill Park, Section 6, per plat thereof recorded as Instrument No. 78-57476 in the Office of the Recorder of Marion County, Indiana; thence North  $00^{\circ}44'47''$  West (measured) (North  $00^{\circ}44'55''$  West calc. rec.) along the East line of said Old Mill Park, Section 6 and the Northerly extension thereof a distance of 2685.42 feet (measured) (2,687.72 feet per plat) to the Northeast corner of Old Mill Park, Section 5, per plat thereof recorded as Instrument No. 77-69924 in the Office of the Recorder of Marion County, Indiana, said point being on the North line of the West Half of the Southeast Quarter of said Section 1, Township 14 North, Range 2 East a distance of 103.70 feet West of the Northeast corner of the West Half of said Southeast Quarter; thence North  $85^{\circ}44'45''$  East along the North line of the Southeast Quarter of said Section 1 a distance of 686.47 feet to the Northwest corner of real estate conveyed to the Metropolitan School District of Decatur Township per Instrument No. 73-70023 as recorded in the Office of the Recorder of Marion County, Indiana; the following two (2) courses are along the West line of said real estate; (1) thence South  $07^{\circ}49'14''$  East (calc. rec.) (South  $07^{\circ}53'04''$  East by deed) a distance of 590.21 feet (measured) (591.61 feet by deed); (2) thence South  $30^{\circ}44'10''$  East (calc. rec.) (South  $30^{\circ}48'00''$  East by deed) a distance of 217.44 feet to the Southwest corner of said real estate; thence continuing South  $30^{\circ}44'10''$  East a distance of 918.72 feet; thence South  $89^{\circ}44'10''$  East parallel with the North line of the Southwest Quarter of Section 6, Township 14 North, Range 3 East a distance of 828.77 feet; thence North  $00^{\circ}15'50''$  East a distance of 1545.25 feet to the North line of the Southwest Quarter of said Section 6; thence South  $89^{\circ}44'10''$  East along said North line a distance of 328.82 feet; thence South  $00^{\circ}15'50''$  West a distance of 684.85 feet; thence South  $89^{\circ}44'10''$  East parallel with the North line of said Southwest Quarter a distance of 343.65 feet to the centerline of Mann Road (formerly Mars Hill Gravel Road) as now located, said point being on a curve concave Northwesterly having a radius of 2096.95 feet and a central angle of  $03^{\circ}42'55''$ ; the following six

(5) courses are along the centerline of said Mann Road; (1) thence Southwesterly along said curve an arc distance of 135.98 feet (said arc being subtended by a chord bearing South 24°35'53" West a distance of 135.95 feet); (2) thence South 26°27'21" West tangent to last described curve a distance of 235.21 feet to the point of curvature of a curve concave Southeasterly having a radius of 730.00 feet and a central angle of 22°16'41"; (3) thence Southerly along said curve an arc distance of 283.84 feet (said arc being subtended by a chord bearing South 15°19'00" West a distance of 282.06 feet); (4) thence South 04°10'40" West tangent to last described curve a distance of 1100.58 feet; (5) thence South 04°18'38" West a distance of 1612.64 feet; (6) thence South 08°03'03" West a distance of 1253.42 feet; thence South 86°23'55" West a distance 765.73 feet to the Southeast corner of the Northeast Quarter of said Section 12, Township 14 North, Range 2 East; thence South 86°23'55" West along the South line of the Northeast Quarter of said Section 12 a distance of 1432.64 feet to the Point of Beginning.

Except that part conveyed to the Consolidated City of Indianapolis for the use and benefit of the Department of Transportation by Trustees Deed recorded May 19, 1981, as Instrument No. 81-30382 being more particularly described as follows:

A part of the Northwest Quarter of Section 7, Township 14 North, Range 3 East, in Marion County, State of Indiana, described as follows: at the Southwest corner of parcel No. 1 as described in Instrument No. 69-63227 and recorded December 5, 1969, in the Office of the Recorder of Marion County, Indiana; thence running North 85°30'00" East a distance of 769 feet; thence running North 08°00'00" East a distance of 934 feet; thence North 81°53'00" West a distance of 25 feet to the apparent right-of-way line of Mann Road and the POINT OF BEGINNING of this description; thence North 04°17'27" West a distance of 51.2 feet; thence North 01°08'18" East a distance of 49.4 feet; thence North 08°56'06" West a distance of 70.0 feet; thence North 02°35'05" West a distance of 129.2 feet; thence North 10°54'32" East a distance of 49.8 feet; thence North 14°51'59" East a distance of 111.6 feet; thence South 84°56'00" East a distance of 16 feet; thence South on and along the apparent West right-of-way line of Mann Road to the Point of Beginning of this description.

Except that part conveyed to the Consolidated City of Indianapolis for the use and benefit of the Department of Transportation recorded October 4, 1973, as Instrument No. 73-64162 being more particularly described as follows:

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 14 North, Range 2 East, Marion County, Indiana, described as follows:

BEGINNING at a point 61.0 feet West and 16.5 feet North (measured at right angles from the centerline of Mills Road) of the Southeast corner of said Quarter Quarter Section, which point is also on the North boundary of Mills Road; thence Westerly 53.3 feet to a point 25.0 feet (measured at right angles) from the centerline of said road; thence West 50.0 feet (parallel with said centerline); thence Westerly 226.8 feet to a point 45.0 feet (measured at right angles) from said centerline; thence Southwesterly 26.9 feet to a point 35.0 feet (measured at right angles) from said centerline; thence Southwesterly 151.1 feet to

(5) courses are along the centerline of said Mann Road; (1) thence Southwesterly along said curve an arc distance of 135.98 feet (said arc being subtended by a chord bearing South 24°35'53" West a distance of 135.95 feet); (2) thence South 26°27'21" West tangent to last described curve a distance of 235.21 feet to the point of curvature of a curve concave Southeasterly having a radius of 730.00 feet and a central angle of 22°16'41"; (3) thence Southerly along said curve an arc distance of 283.84 feet (said arc being subtended by a chord bearing South 15°19'00" West a distance of 282.06 feet); (4) thence South 04°10'40" West tangent to last described curve a distance of 1100.58 feet; (5) thence South 04°18'38" West a distance of 1612.64 feet; (6) thence South 08°03'03" West a distance of 1253.42 feet; thence South 86°23'55" West a distance 765.73 feet to the Southeast corner of the Northeast Quarter of said Section 12, Township 14 North, Range 2 East; thence South 86°23'55" West along the South line of the Northeast Quarter of said Section 12 a distance of 1432.64 feet to the Point of Beginning.

Except that part conveyed to the Consolidated City of Indianapolis for the use and benefit of the Department of Transportation by Trustees Deed recorded May 19, 1981, as Instrument No. 81-30382 being more particularly described as follows:

A part of the Northwest Quarter of Section 7, Township 14 North, Range 3 East, in Marion County, State of Indiana, described as follows: at the Southwest corner of parcel No. 1 as described in Instrument No. 69-63227 and recorded December 5, 1969, in the Office of the Recorder of Marion County, Indiana; thence running North 85°30'00" East a distance of 769 feet; thence running North 08°00'00" East a distance of 934 feet; thence North 81°53'00" West a distance of 25 feet to the apparent right-of-way line of Mann Road and the POINT OF BEGINNING of this description; thence North 04°17'27" West a distance of 51.2 feet; thence North 01°08'18" East a distance of 49.4 feet; thence North 08°56'06" West a distance of 70.0 feet; thence North 02°35'05" West a distance of 129.2 feet; thence North 10°54'32" East a distance of 49.8 feet; thence North 14°51'59" East a distance of 111.6 feet; thence South 84°56'00" East a distance of 16 feet; thence South on and along the apparent West right-of-way line of Mann Road to the Point of Beginning of this description.

Except that part conveyed to the Consolidated City of Indianapolis for the use and benefit of the Department of Transportation recorded October 4, 1973, as Instrument No. 73-64162 being more particularly described as follows:

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 14 North, Range 2 East, Marion County, Indiana, described as follows:

BEGINNING at a point 61.0 feet West and 16.5 feet North (measured at right angles from the centerline of Mills Road) of the Southeast corner of said Quarter Quarter Section, which point is also on the North boundary of Mills Road; thence Westerly 53.3 feet to a point 25.0 feet (measured at right angles) from the centerline of said road; thence West 50.0 feet (parallel with said centerline); thence Westerly 226.8 feet to a point 45.0 feet (measured at right angles) from said centerline; thence Southwesterly 26.9 feet to a point 35.0 feet (measured at right angles) from said centerline; thence Southwesterly 151.1 feet to





EXHIBIT B (continued)

a point 16.5 feet (measured at right angles) from said centerline, which point is also on the North boundary of Mills Road; thence East 500.0 feet along said boundary and parallel with said centerline to the Point of Beginning.

Containing less said exceptions, 255.479 Acres (11,128,666 Square Feet), more or less.

Except that real estate described in what is attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of River Run to which this is also attached as Exhibit "B".

