Memorandum of Understanding

This Memorandum of Understanding (this “Agreement”), effective as of this 23rd day of July, 2025, by and between the City of Greenfield, Indiana (the “City”), and 121 S Penn LLC (“121 S Penn”), each being referred to herein as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the City is in the process of working with The Ridge Group (“TRG”) regarding the construction of certain improvements to be constructed between South Street, Pennsylvania Street, Osage Street, and State Street within the City (the “Project”); and

WHEREAS, TRG has requested that certain alleys depicted on Exhibits A through D, attached hereto and incorporated by reference herein, be vacated to support the Project; and

WHEREAS, 121 S. Penn and The City are the sole abutting property owners of the alleys to be vacated under Exhibits C and D; and

WHEREAS, pursuant to Ind. Code 36-7-3-14(a), the parties wish to agree on the disposition of the specific portions of the alleys to be vacated.

NOW, THEREFORE, the Parties agree as follows:

1. The Parties consent to the vacation of the alleys contained in Exhibit C and D and will support the request for the vacation before the Common Council of the City.
2. That portion of the alley described in Exhibit C shall be transferred to 121 S Penn LLC, to be included with parcel no. 30-11-05-103-008.000-009,
3. The portion of the alley described in Exhibit D shall be transferred to the City of Greenfield, to be included in parcel no. 30-11-05-102-053.000-009.

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| **CITY OF GREENFIELD, INDIANA** |  | **121 S PENN LLC** |
| **By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  | **By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Guy Titus, Mayor |  | Thomas Moore, Member |