

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ID: 71-04-27-200-0.15.000-011

PARCEL 70-B-2(XL)

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE CENTERLINE OF FIR ROAD AT THE NORTH EIGHTH SECTION LINE OF SAID SECTION; THENCE NORTHERLY ON THE CENTERLINE OF FIR ROAD 12 RODS AND 2 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER- QUARTER SECTION 40 RODS; THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF FIR ROAD 26 FEET, MORE OR LESS, TO A POINT WHICH IS 150 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE INDIANA EAST-WEST TOLL ROAD(A CENTERLINE SURVEY MAP OF WHICH IS ON FILE IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA); THENCE SOUTHWESTERLY PARALLEL WITH SAID TOLL ROAD CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 7489.44 FEET A DISTANCE OF 210 FEET MORE OR LESS, TO A POINT WHICH IS 150 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID TOLL ROAD CENTERLINE AT STATION 4522+00; THENCE NORTH- WESTERLY 10.00 TO A POINT WHICH IS 160 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID TOLL ROAD CENTERLINE AT STATION 4522+00; THENCE SOUTHWESTERLY PARALLEL WITH SAID TOLL ROAD CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 7479.44 FEET A DISTANCE OF 570 FEET, MORE OR LESS, TO A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION AT A POINT ON THE CENTERLINE OF FIR ROAD WHICH IS SOUTH 0 DEGREES 43 MINUTES 48 SECONDS EAST, MEASURED ON THE CENTERLINE OF FIR ROAD FROM THE NORTH EIGHTH SECTION LINE; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 12 FEET, MORE OR LESS, TO THE CENTERLINE OF AIR ROAD; THENCE NORTH 0 DEGREES 43 MINUTES 48 SECONDS WEST ON THE CENTERLINE OF FIR ROAD 16 RODS TO THE POINT OF BEGINNING, CONTAINING 3.96 ACRES, MORE OR LESS.

Subject to a Permanent Right-of-Way Easement (Parcel 70-B-1P) described as follows:

PARCEL 70-B-1P
PERMANENT RIGHT-OF-WAY EASEMENT

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE CENTERLINE OF FIR ROAD AT THE NORTH EIGHTH SECTION LINE OF SAID SECTION; THENCE NORTHERLY ON THE CENTERLINE OF SAID ROAD 12 RODS AND 2 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION 45 FEET, MORE OR LESS, TO A LINE WHICH CONNECTS POINTS "A" AND "B", POINT "A" BEING 70.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF FIR ROAD AT A POINT THEREON WHICH IS 300.00 FEET NORTHERLY, MEASURED ON THE CENTERLINE OF FIR ROAD, FROM THE CENTERLINE OF THE INDIANA EAST-WEST TOLL ROAD (A CENTERLINE SURVEY MAP OF WHICH IS ON FILE IN THE OFFICE OF RECORDER OF ST. JOSEPH COUNTY, INDIANA) AND POINT "B" BEING 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF FIR ROAD AT A POINT THEREON WHICH IS 700.00 FEET NORTHERLY, MEASURED ON THE CENTERLINE OF FIR ROAD, FROM SAID TOLL ROAD CENTERLINE; THENCE SOUTHERLY 355 FEET, MORE OR LESS TO AFOREMENTIONED POINT "A", THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF FIR ROAD 74 FEET, MORE OR LESS, TO A POINT WHICH IS 160 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID TOLL ROAD CENTERLINE; THENCE SOUTHWESTERLY PARALLEL WITH SAID TOLL ROAD CENTERLINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7479.44 FEET A DISTANCE OF 71 FEET, MORE OR LESS, TO A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION AT A POINT ON THE CENTERLINE OF FIR ROAD WHICH IS SOUTH 0 DEGREES 43 MINUTES 48 SECONDS EAST 16 RODS FROM THE POINT OF BEGINNING, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID HALF QUARTER SECTION 12 FEET, MORE OR LESS, TO THE CENTERLINE OF FIR ROAD; THENCE NORTH 0 DEGREES 43 MINUTES 48 SECONDS WEST ON THE CENTERLINE OF FIR ROAD 16 RODS TO THE POINT OF BEGINNING.
CONTAINING 0.61 ACRES, MORE OR LESS.

EXHIBIT "A" Continued

Subject to a 50' wide Permanent Right-of-Way Easement described as follows:

NEW/ADDITIONAL PERMANENT RIGHT-OF-WAY-EASEMENT

A PARCEL OF LAND BEING A PART OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA AND BEING DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 80 RODS (1320 FEET) TO A POINT; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 67.8787 RODS (67 RODS, 14.5 FEET) TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE INDIANA TOLL ROAD COMMISSION BY WARRANTY DEED RECORDED IN BOOK 533, PAGE 587 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE EAST, ALONG THE NORTH LINE OF SAID TOLL ROAD COMMISSION TRACT, A DISTANCE OF 45 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FIR ROAD AS DESCRIBED IN A GRANT OF PERMANENT RIGHT-OF-WAY EASEMENT BETWEEN THE INDIANA TOLL ROAD COMMISSION AND THE STATE OF INDIANA, AND THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING EAST ALONG SAID NORTH LINE A DISTANCE OF 50 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHEASTERLY PARALLEL WITH AND 50 FEET EASTERLY FROM THE EASTERLY RIGHT-OF-WAY LINE OF FIR ROAD, A DISTANCE OF 358 FEET, MORE OR LESS TO AN ANGLE POINT; THENCE SOUTH, PARALLEL WITH THE CENTERLINE OF FIR ROAD, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA EAST-WEST TOLL ROAD THAT IS 160 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES TO SAID TOLL ROAD CENTERLINE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS DEFINED BY A CURVE TO THE RIGHT HAVING A RADIUS OF 7479.44 FEET AND LIMITED IN LENGTH BY A CHORD OF 59 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN SAID GRANT OF PERMANENT RIGHT-OF-WAY EASEMENT BETWEEN THE INDIANA TOLL ROAD COMMISSION AND THE STATE OF INDIANA; THENCE NORTHERLY, PARALLEL WITH THE CENTERLINE OF FIR ROAD 74 FEET, MORE OR LESS, TO A POINT THAT IS 300 FEET NORTHERLY, AS MEASURED ALONG SAID CENTERLINE OF FIR ROAD, FROM THE INTERSECTION OF SAID FIR ROAD CENTERLINE WITH THE CENTERLINE OF THE INDIANA EAST-WEST TOLL ROAD AND 70 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID FIR ROAD CENTERLINE (COMMONLY KNOWN AS POINT 'A' IN THE DESCRIPTION OF THE GRANT OF PERMANENT RIGHT-OF-WAY EASEMENT); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 355 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

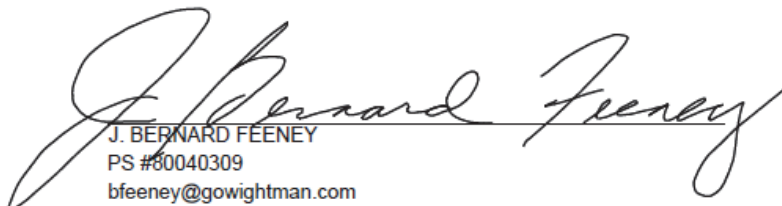
SAID HEREINABOVE DESCRIBED TRACT OF LAND BEING A 50 FOOT WIDE, EAST AND WEST, STRIP OF LAND LYING EAST OF AND CONTIGUOUS WITH THE EAST RIGHT-OF-WAY LINE OF FIR ROAD AS DESCRIBED IN A GRANT OF PERMANENT RIGHT-OF-WAY EASEMENT BETWEEN THE INDIANA TOLL ROAD COMMISSION AND THE STATE OF INDIANA AND ALSO KNOWN AS EAST-WEST TOLL ROAD APPROACH PARCEL NO. 70-B-1P.

SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO REVIEW AND APPROVAL OF A TOLL ROAD PERMIT IF ANY STORMWATER IS DISCHARGED TO THE ITR PROPERTY OR DITCH LINE WITHIN THE ITR PROPERTY.

LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS DESCRIPTION WAS PREPARED BY J. BERNARD FEENEY, PS # 80040309 AND IS NOT PREPARED BASED ON A FIELD SURVEY OF THE DESCRIBED PROPERTY.


J. BERNARD FEENEY
PS #80040309
bfeeney@gowightman.com



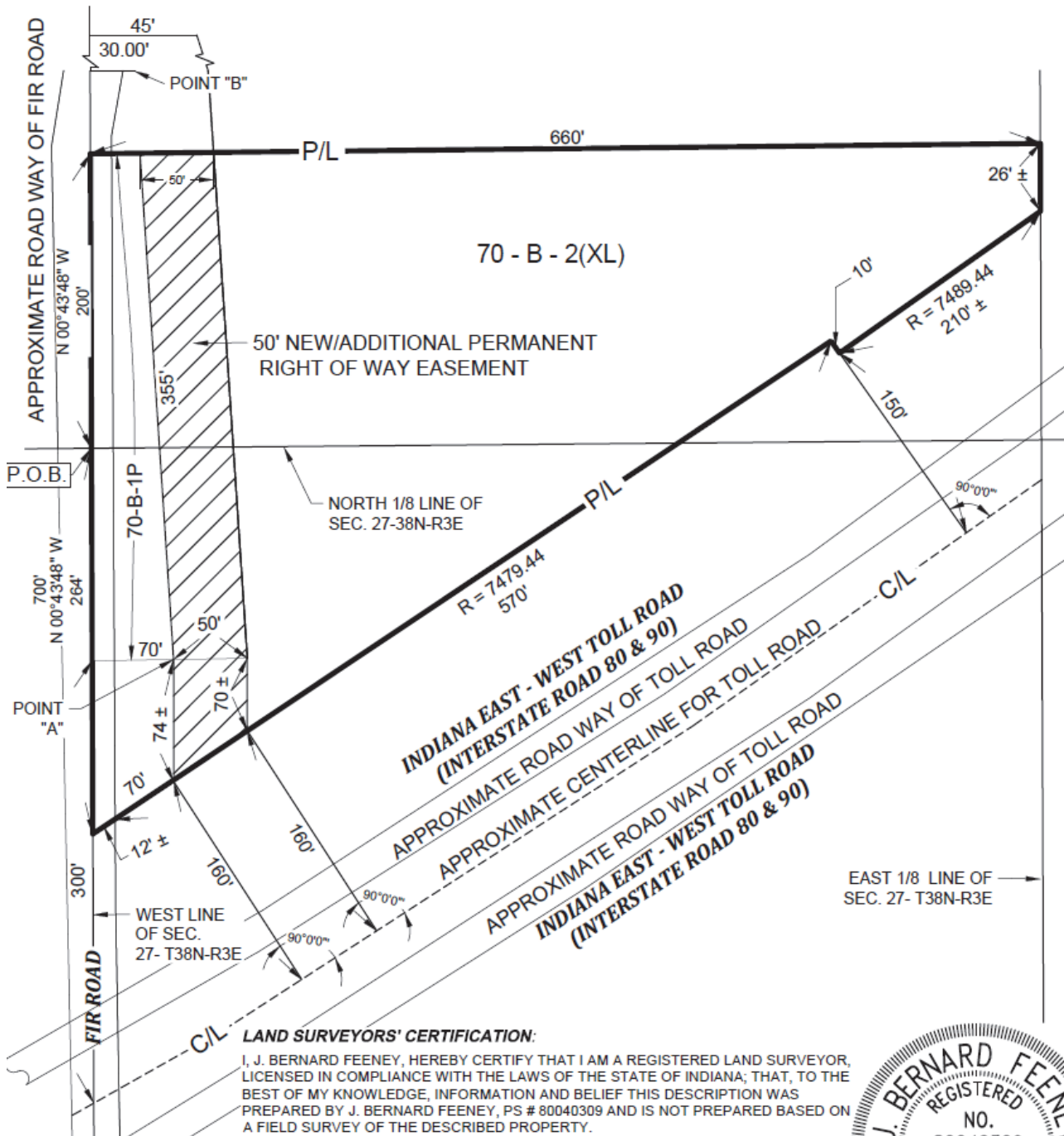
1405 N. MICHIGAN ST. PLYMOUTH, IN. 46563
574.936.3469

JOB No:
DATE:

251546
9/10/2025

EXHIBIT "A" Continued

Caption Real Estate is commonly known as: NE Corner Toll Rd & Fir Rd, Granger, IN 46530



LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS DESCRIPTION WAS PREPARED BY J. BERNARD FEENEY, PS # 80040309 AND IS NOT PREPARED BASED ON A FIELD SURVEY OF THE DESCRIBED PROPERTY.

J. Bernard Feeney
 J. BERNARD FEENEY
 PS #80040309
 bfeeney@gowightman.com



1405 N. MICHIGAN ST. PLYMOUTH, IN. 46563
 574.936.3469

JOB No:
 DATE:

251546
 9/10/2025