

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 27-01-12-100-003.000-029

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE NINE (9) EAST, CONTAINING 40 ACRES, MORE OR LESS.

EXCEPTING THEREOF FROM THE FOLLOWING

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 9 EAST, GRANT COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, BEING MARKED BY A RAILROAD SPIKE; THENCE SOUTH 01 DEGREE 53 MINUTES 30 SECONDS EAST (GPS GRID BEARING AND BASIS OF ALL BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF NORTH COUNTY ROAD 1200 EAST, A DISTANCE OF 1054.55 FEET TO A SURVEY NAIL AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 53 MINUTES 30 SECONDS EAST, CONTINUING ON AND ALONG SAID EAST LINE AND WITHIN SAID RIGHT-OF-WAY, A DISTANCE OF 326.32 FEET TO A SURVEY NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 42 MINUTES 43 SECONDS WEST, ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1337.35 FEET TO A WOOD POST AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 44 MINUTES 56 SECONDS WEST, ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 326.28 FEET TO A #5 REBAR; THENCE SOUTH 88 DEGREES 42 MINUTES 43 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1336.54 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION IS NOW DESCRIBED AS:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 9 EAST, GRANT COUNTY, INDIANA, BASED ON AN ORIGINAL SURVEY BY JOSEPH R. HERENDEEN, INDIANA PROFESSIONAL SURVEYOR NUMBER 20900190 OF SAUER LAND SURVEYING, INC., SURVEY NO. 140-117, DATED DECEMBER 16, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12, BEING MARKED BY A RAILROAD SPIKE; THENCE SOUTH 01 DEGREES 53 MINUTES 30 SECONDS EAST (GPS GRID BEARING AND BASIS OF ALL BEARINGS IN THIS DESCRIPTION), ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF NORTH COUNTY ROAD 1200 EAST, A DISTANCE OF 1054.55 FEET TO A SURVEY NAIL; THENCE NORTH 88 DEGREES 42 MINUTES 43 SECONDS WEST AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1336.54 FEET TO A #5 REBAR ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS WEST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 1034.67 FEET TO A STONE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE SOUTH 89 DEGREES 33 MINUTES 34 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1333.00 FEET TO THE POINT OF BEGINNING, CONTAINING 31.973 ACRES OF LAND.