

## EXHIBIT A

## PARCEL I:

A part of Lots 3 through 8, inclusive, as shown on the recorded Plat of Miller and Green's First Addition to the Town of Lowell, now City of South Bend, together with that part of Green Street, now vacated, adjacent to said Lots, and also all that land lying South of Washington Street and bounded on the East by the East Race, and on the South and the West by a tract of land owned by the City of South Bend, said tract being more particularly described as follows:

Beginning at a point on the West line of Gintz Avenue, 273.00 feet South of the South line of Colfax Avenue, measured at right angles to said South line of Colfax Avenue; thence South 05°27'44" East, along said West line of Gintz Avenue, 137.22 feet; thence North 89°54'36" East, 24.00 feet; thence South 03°34'50" East, 227.30 feet to a point on the North line of a strip of land heretofore sold to the City of South Bend; thence South 54°12'12" West, 32.03 feet; thence North 46°07'59" West, 131.29 feet; thence North 41°02'53" West, 31.37 feet; thence North 17°50'28" West 66.26 feet; thence North 24°37'29" West, 225.00 feet to a point 273.00 feet South of the South line of said Colfax Avenue; thence North 89°57'36" East, parallel with said South line of Colfax Avenue, 204.05 feet to the place of beginning.

## ALSO DESCRIBED AS:

All that part of a tract or parcel of land within the City of South Bend, bounded on the North by Colfax Avenue, on the East by the East Race, on the South and on the West by the St. Joseph River, which is South of a line 273 feet South of and parallel to the South line of Colfax Avenue, remaining after conveyance by grantor of a portion thereof to the City of South Bend, a Municipal Corporation, by Warranty Deed dated November 4, 1977 and recorded January 6, 1978 as Document Number 7800296 in the Office of the Recorder of St. Joseph County, Indiana.

## EXCEPTING THEREFROM:

That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as beginning at a point which is South 26°17'33" East, 109.20 feet, and South 20°15'43" East, 103.83 feet (20°16'19" East, record) and South 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence 57°43'06" East, 19.64 feet; thence South 24°36'05" East, 21.77 feet; thence South 17°48'04" East, 66.26 feet; thence South 41°00'29" East, 31.37 feet; thence South 46°05'35" East, 42.47 feet; thence South 44°13'06" West, 9.17 feet; thence North 46°28'30" West, 42.54 feet; thence North 40°07'21" West, 34.03 feet; thence North 26°17'33" West, 85.65 feet to the point of beginning.

## ALSO EXCEPTING THEREFROM:

That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as:  
Beginning at a point which is North 57°43'06" East, 19.64 feet and South 26°17'35" East, 109.20 feet and South 20°15'43" East, 103.83 feet (South 20°16'19" East, record) and South, 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence North 57°43'06" East, 25.54 feet; thence South 32°16'54" East, 149.75 feet; thence South 84°46'04" West, 41.28 feet (South 83°47'55" West, record); thence North 46°05'35" West, 14.66 feet; thence North 41°00'29" West, 31.37 feet; thence North 17°48'04" West, 66.26 feet; thence North 24°35'05" West, 21.77 feet to the Point of Beginning.

## ALSO EXCEPTING THEREFROM:

A parcel of land described as commencing at the intersection of the South right-of-way line of Colfax Avenue with the West right-of-way line of Niles Avenue; thence North 89°54'00" West, along said South right-of-way line, a distance of 232.26 feet to the Easterly right-of-way line of Gintz Avenue; thence South 5°53'22" East, along said Easterly right-of-way line, a distance of 274.46 feet; thence South 5°27'44" East along said Easterly right-of-way line, a distance of 137.81 feet; thence South 3°34'50" East, a distance of 84.04 feet to the place of beginning for this description; thence South 3°34'50" East, a distance of 144.46 feet; thence South 3°12'46" West, a distance of 8.90 feet; thence South 52°57'51" West, a distance of 32.89 feet to the Easterly meander line of the St. Joseph River; thence North 46°31'03" West along said Easterly meander line, a distance of 132.0 feet; thence North

83°47'35" East, a distance of 104.54 feet; thence North 3°34'50" West, a distance of 70.00 feet; thence North 86°25'10" East, a distance of 13.99 feet to the place of beginning.

**PARCEL II:**

A tract of land along the East bank of the St. Joseph River, from the East Race to approximately 4.5 feet North of the South line of Lot Number 8 in the recorded Plat of Miller and Green's First Addition to the Town of Lowell, now City of South Bend, Indiana, said tract more particularly described as follows, vtz:

Beginning at a point 273.00 feet South of the South line of Colfax Avenue, measured at right angles to said South line, and 220.42 feet West of the West line of Gintz Avenue (Race Street) as measured parallel with the South line of Colfax Avenue, said South line of Colfax Avenue having a bearing of due East and West; thence North 90°00'00" East, a distance of 16.37 feet; thence South 24°35'05" East, 225.00 feet; thence South 17°48'04" East, 66.26 feet; thence South 41°00'29" East, 31.37 feet; thence South 46°05'35" East, 131.29 feet; thence North 54°14'36" East, a distance of 32.03 feet to the approximate West line of the East Race, now abandoned; thence South 03°32'26" East along the approximate West line of the East Race, a distance of 1.20 feet; thence continuing along the approximate West line of the East Race, South 03°15'10" West 8.90 feet to the beginning of a meander line approximately and lying inside of a concrete retaining wall along the St. Joseph River; thence South 53°0'15" West along said meander line, a distance of 32.89 feet; thence North 46°28'39" West, 138.62 feet; thence North 40°07'21" West, 34.03 feet; thence North 26°17'33" West, 194.85 feet; thence North 20°16'19" West, 103.82 feet to the point of beginning.

**EXCEPT THE FOLLOWING:**

**Tract I:** That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as beginning at a point which is South 26°17'33" East, 109.20 feet, and South 20°15'43" East, 103.83 feet (20°16'19" East, record) and South 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence 57°43'06" East, 19.64 feet; thence South 24°36'05" East, 21.77 feet; thence South 17°48'04" East, 66.26 feet; thence South 41°00'29" East, 31.37 feet; thence South 46°05'35" East, 42.47 feet; thence South 44°13'06" West, 9.17 feet; thence North 46°28'30" West, 42.54 feet; thence North 40°07'21" West, 34.03 feet; thence North 26°17'33" West, 85.65 feet to the point of beginning.

**Tract II:** That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as:  
Beginning at a point which is North 57°43'06" East, 19.64 feet and South 26°17'35" East, 109.20 feet and South 20°15'43" East, 103.83 feet (South 20°16'19" East, record) and South, 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence North 57°43'06" East, 25.54 feet; thence South 32°16'54" East, 149.75 feet; thence South 84°46'04" West, 41.28 feet (South 83°47'55" West, record); thence North 46°05'35" West, 14.66 feet; thence North 41°00'29" West, 31.37 feet; thence North 17°48'04" West, 66.26 feet; thence North 24°35'05" West, 21.77 feet to the Point of Beginning.

**Tract III:** A parcel of land described as commencing at the Intersection of the South right-of-way line of Colfax Avenue with the West right-of-way line of Niles Avenue; thence North 89°54'00" West, along said South right-of-way line, a distance of 232.26 feet to the Easterly right-of-way line of Gintz Avenue; thence South 5°53'22" East, along said Easterly right-of-way line, a distance of 274.46 feet; thence South 5°27'44" East along said Easterly right-of-way line, a distance of 137.81 feet; thence South 3°34'50" East, a distance of 84.04 feet to the place of beginning for this description; thence South 3°34'50" East, a distance of 144.46 feet; thence South 3°12'46" West, a distance of 8.90 feet; thence South 52°57'51" West, a distance of 32.89 feet to the Easterly meander line of the St. Joseph River; thence North 46°31'03" West along said Easterly meander line, a distance of 132.0 feet; thence North 83°47'35" East, a distance of 104.54 feet; thence North 3°34'50" West, a distance of 70.00 feet; thence North 86°25'10" East, a distance of 13.99 feet to the place of beginning.

**PARCEL III:**

**Tract I:** That part of the Northwest Quarter of Section 12, Township 37 North, Range 2 East, Portage Township, City of South Bend, St. Joseph County, Indiana, which is described as: Lot Numbered Two (2) as shown on the recorded Plat of "Opelika Minor Subdivision" recorded as Document #9341067 in the Office of the Recorder of St. Joseph County, Indiana and being more particularly described as: beginning at the Northeast corner of Lot #2; said point being the intersection of the South right of way line of Colfax Avenue (U.S. #20) East line of said Lot #2; thence South 05°33'48" East, 127.85 feet; thence South 84°26'12" West, 20.60 feet; thence South 05°33'48" East,

31.45 feet; thence North 84°26'12" East, 20.60 feet; thence South 05°33'48" East, 50.00 feet; thence North 84°26'12" East, 7.30 feet; thence North 03°59'47" West, 2.89 feet; thence North 86°00'13" East, 78.11 feet to the West line of Gintz Avenue; thence South 05°53'22" East, along said West line, 74.18 feet; thence North 89°58'48" West, 167.91 feet; thence North 15°07'45" West, 87.70 feet; thence North 87°52'06" East, 47.34 feet; thence North 00°56'55" West, 186.67 feet to the South right of way line of Colfax Avenue (U.S. #20) thence along said South right of way line South 89°54'00" East, 33.72 feet to the point of beginning.

Tract II: An easement for driveway, ingress and egress as disclosed in a Warranty Deed from The Southern Mills Products Company, an Indiana corporation, to Opellka Manufacturing Corporation, an Illinois corporation, dated February 25, 1966 and recorded March 2, 1966 in Deed Record 673, page 636, in the Office of the Recorder of St. Joseph County, Indiana, and also as disclosed in Special Warranty Deed from First Bank and Trust Company of South Bend, as successor Trustee under a certain agreement and declaration of trust dated April 15, 1936 and recorded in Miscellaneous Record 57, pages 442 459, wherein First Bank and Trust Company of South Bend, Liquidating Agent of First National Bank of South Bend, American Trust Company of South Bend, St. Joseph Loan & Trust Company of South Bend, and Joseph E. Neff, Receiver of Citizens National Bank of South Bend are designated as parties of the first part, F. W. Van Antwerp, as party of the second part, and D. K. Stephenson as party of the third part, an Indiana corporation, to The Southern Mills Products, an Indiana corporation, dated October 31, 1941 and recorded November 10, 1941 in Deed Record 340, page 198, in the Office of the Recorder of St. Joseph County, Indiana.

Tract III: An easement as disclosed in Quit Claim Deed from The Southern Mills Products Company, an Indiana Corporation to Opellka Manufacturing Corporation, an Illinois Corporation, dated February 25, 1966 and recorded March 2, 1966 in Deed Record 673, page 639 in the Office of the Recorder of St. Joseph County, Indiana.

Tract IV: An easement as disclosed in an Easement Agreement by and between Char King, Inc., and Opellka Manufacturing Company of Chicago, dated April 6, 1976, and recorded April 27, 1976 in Deed Record 815, Page 112 in the Office of the Recorder of St. Joseph County, Indiana.

Tract V: Agreement to Lease dated September 2, 1994, by and between Stephenson Mill Associates Limited Partnership, the General Partner of which is Heartland Fund Management, Inc., and the City of South Bend, Indiana, Department of Redevelopment, acting by and through the South Bend Redevelopment Commission, recorded October 26, 1994 as Document Number 9440231 in the Office of the Recorder of St. Joseph County, Indiana.

#### PARCEL IV:

Tract I: That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as beginning at a point which is South 26°17'33" East, 109.20 feet, and South 20°15'43" East, 103.83 feet (20°16'19" East, record) and South 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence North 57°43'06" East, 19.64 feet; thence South 24°36'05" East, 21.77 feet; thence South 17°48'04" East, 66.26 feet; thence South 41°00'29" East, 31.37 feet; thence South 46°05'35" East, 42.47 feet; thence South 44°13'06" West, 9.17 feet; thence North 46°28'30" West, 42.54 feet; thence North 40°07'21" West, 34.03 feet; thence North 26°17'33" West, 85.65 feet to the point of beginning.

Tract II: That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as: Beginning at a point which is North 57°43'06" East, 19.64 feet and South 26°17'35" East, 109.20 feet and South 20°15'43" East, 103.83 feet (South 20°16'19" East, record) and South, 273.00 feet from a point on the South line of Colfax Street which is West, 220.42 feet from the West line of Gintz Avenue; thence North 57°43'06" East, 25.54 feet; thence South 32°16'54" East, 149.75 feet; thence South 84°46'04" West, 41.28 feet (South 83°47'55" West, record); thence North 46°05'35" West, 14.66 feet; thence North 41°00'29" West, 31.37 feet; thence North 17°48'04" West, 66.26 feet; thence North 24°35'05" West, 21.77 feet to the Point of Beginning.

Tract III: A parcel of land described as commencing at the intersection of the South right-of-way line of Colfax Avenue with the West right-of-way line of Niles Avenue; thence North 89°54'00" West, along said South right-of-way line, a distance of 232.26 feet to the Easterly right-of-way line of Gintz Avenue; thence South 5°53'22" East, along said Easterly right-of-way line, a distance of 274.46 feet; thence South 5°27'44" East along said Easterly

right-of-way line, a distance of 137.81 feet; thence South 3°34'50" East, a distance of 84.04 feet to the place of beginning for this description; thence South 3°34'50" East, a distance of 144.46 feet; thence South 3°12'46" West, a distance of 8.90 feet; thence South 52°57'51" West, a distance of 32.89 feet to the Easterly meander line of the St. Joseph River; thence North 46°31'03" West along said Easterly meander line, a distance of 132.0 feet; thence North 83°47'35" East, a distance of 104.54 feet; thence North 3°34'50" West, a distance of 70.00 feet; thence North 86°25'10" East, a distance of 13.99 feet to the place of beginning.

**PARCEL V:**

A parcel of land being all that part of the East Race located in the Northwest Quarter of Section 12, Township 37 North, Range 2 East, in South Bend, Indiana extending from the South right-of-way line of Colfax Avenue, Southerly to the St. Joseph River as conveyed to the Municipal City of South Bend, Indiana in Deed Record Book 371, page 428 in the Office of the Recorder of St. Joseph County, Indiana and being more particularly described as follows, viz:

Beginning at a point on the South right-of-way line of Colfax Avenue, 167.60 feet North 89°54'00" West of its intersection with the West right-of-way line of Niles Avenue; thence South 4°50'43" East, a distance of 411.17 feet to a point on the North right-of-way line of Washington Street, 132.00 feet North 89°47'15" West from the Southeast corner of lot 48 in the Original Plat to the Town of Lowell, now City of South Bend; thence South 36°45'32" East, a distance of 103.30 feet to the South right-of-way line of said Washington Street; thence South 3°57'43" East, a distance of 293.37 feet to the Easterly meander line of the St. Joseph River; thence North 52°05'45" West, along said Easterly meander line, a distance of 193.58 feet; thence North 52°57'51" East, a distance of 32.89 feet; thence North 3°12'46" East, a distance of 8.90 feet; thence North 3°34'50" West, a distance of 228.50 feet to the South right-of-way line of Gintz Avenue; thence North 5°27'44" West, along the Easterly right-of-way line of said Gintz Avenue, a distance of 137.81 feet; thence North 5°53'22" West, along said Easterly right-of-way line, a distance of 274.46 feet to a point on said South right-of-way line of Colfax Avenue 232.26 feet North 89°54'00" West of its intersection with said West right-of-way line of Niles Ave; thence South 89°54'00" East, along said South right-of-way line, a distance of 64.66 feet to the point of beginning.