

# EXHIBIT A

Buyer(s): \_\_\_\_\_

Seller: \_\_\_\_\_

## Revised Tract Map, Legal Description & Survey Provisions

Auction Date: 7/16/2026

**Approximate depiction of Auction Tract in Noble County, Indiana (subject to Post-Auction Survey):**



**Boundary lines depicted in this Exhibit A are approximations and are provided for identification and illustration purposes only. They are not provided or intended as survey products or as authoritative representations of property boundaries.**

### Legal Description:

A Fractional Part of Lot No. 9 in David Lash's Addition to the City of Kendallville as follows, to-wit: Commencing at an iron stake at the intersection of the east line of East Street (now Park Avenue) and the south line of Dowling Street in the City of Kendallville, Indiana; thence running North 85 degrees and 40 minutes East along the south line of said Dowling Street a distance of 139.4 feet; thence South 2 degrees East on a line parallel with the east line of said East Street (now Park Avenue) a distance of 91.3 feet; thence Westerly a distance of 139.4 feet to a point on the west line of said Lot No. 9 being the point of beginning; thence Northerly along the east line of said East Street (now Park Avenue) a distance of 82 feet to the place of beginning, all in the City of Kendallville, Noble County, Indiana.

EXCEPTING THEREFROM: A part of Lot 9 in David Lash's Addition, an addition to the City of Kendallville, Indiana, the plat of which addition is recorded in Deed Record 22, page 540, in the Office of the Recorder of Noble County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B", described as follows: Beginning at the northwest corner of said lot; thence North 89 degrees 57 minutes 53 seconds East 139.40 feet along the north line of said lot to the northeast corner of the grantor's land; thence South 01 degree 54 minutes 31 seconds West 5.25 feet along the east line of the grantor's land to point "812" designated on said parcel plat; thence South 89 degrees 57 minutes 53 seconds West 128.19 feet to point "811" designated on said parcel plat; thence South 49 degrees 04 minutes 26 seconds West 15.28 feet to the west line of said lot at point "810" designated on said parcel plat; thence North 01 degree 54 minutes 31 seconds East 5.26 feet along said west line to the point of beginning and containing 788 square feet, more or less.

ALSO, A Fractional Part of Lot No. 9 in David Lash's Addition to the City of Kendallville as follows, to-wit: Commencing at a point on the west line of said Lot Number 9, 66 feet North of the Southwest corner thereof; thence North along said west line 132 feet; thence Eastwardly 8 rods to an alley; thence South 132 feet; thence Westwardly 8 rods to the place of beginning, excepting 60 feet off the south side thereof.

**Parcel ID Number:** 57-07-33-120-027.000-020

**Property Address:** 702 Dowling St. in Kendallville, IN

### Post-Auction Survey:

For purposes of identifying and conveying the Real Estate, this Exhibit A shall be superseded by the Post-Auction Survey to be obtained by Seller after the auction and prior to closing in accordance with the provisions of Addendum A.