

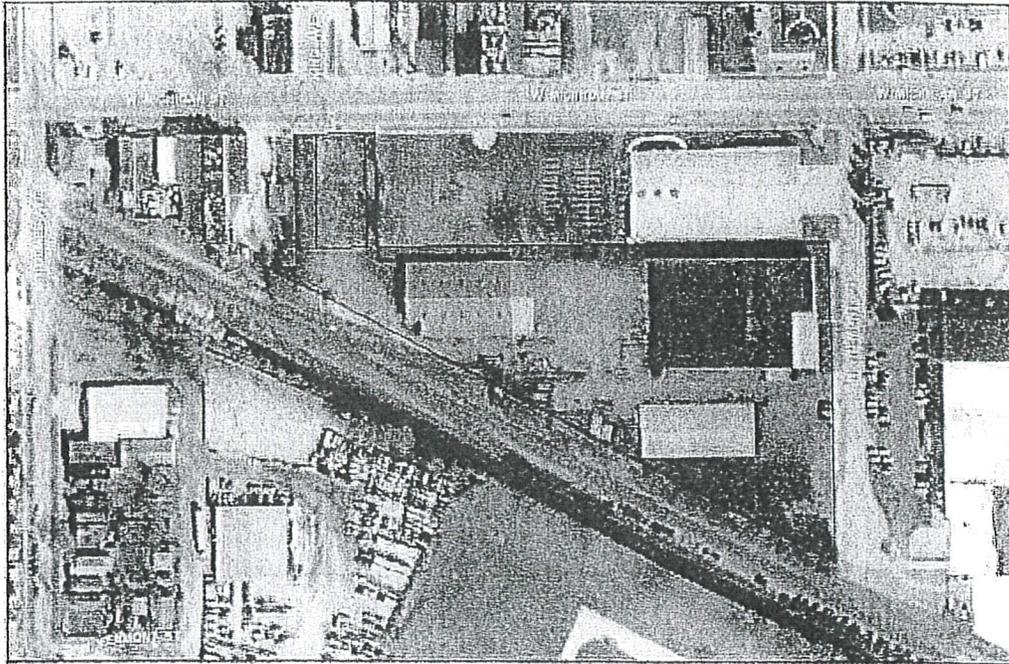
ACQUISITION (In Green)

**412 N. TREMONT AVENUE
ADDITIONAL PROPERTY AREA**



EXHIBIT A

AERIAL MAP



4/1/2022

Interstate 2021 Aerial Photography Blue: Band_3
Thoroughfare Red: Band_1
Street Green: Band_2

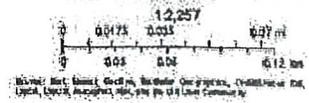


Exhibit "A"

LEGAL DESCRIPTION

Part of Block 4, 5 and 6 and part of vacated Germania and King Streets in Holmes West End Addition to the City of Indianapolis as recorded in Plat Book 7, page 43 in the Office of the Recorder of Marion County, Indiana described as follows:

Commencing at the intersection of the south right-of-way line of Michigan Street (as platted in said Holmes Addition) with the west right-of-way line of Tremont Street (as recorded in said Holmes Addition); thence South 0 degrees 33 minutes 00 seconds East (assumed bearing) along the west right-of-way of Tremont Street a distance of 155.00 feet to the point of beginning, said point being marked with a 5/8 inch steel rebar; thence continuing South 0 degrees 33 minutes 00 seconds East along said west right-of-way line a distance of 437.75 feet to a point on the right right-of-way line of The Peoria and Eastern Railway Company, said north right-of-way line being Distant 50 feet northerly by parallel lines from the centerline of the mainline tract and said point being marked with a 4/8 inch steel rebar with a yellow cap; thence North 64 degrees 07 minutes 08 seconds west along said north right-of-way line a distance of 911.41 feet to a point on the northerly line of tract conveyed to the Peoria and Eastern Railway Company (Deed Record 555, page 265-268, Office of the Marion County Recorder), said point being marked with a 5/8 inch rebar with a yellow cap; thence North 89 degrees 40 minutes 01 seconds East along the north line of said Railway Company tract a distance of 44.96 feet to an angle point in said north line said angle point being on the west right-of-way line of vacated King Avenue and said point being marked with a 5/8 inch steel rebar with a yellow cap; thence North 0 degrees 36 minutes 05 seconds West along said west right-of-way line a distance of 190.17 feet to the south right-of-way line of Michigan Street (as platted); thence North 88 degrees 56 minutes 31 seconds East along said south right-of-way line a distance of 115.00 feet to the northeast corner of a tract of land conveyed to the Peoria and Eastern railway Company (Deed Record 744, pages 489-490) said point being marked with a concrete nail; thence South 0 degrees 36 minutes 05 seconds East along the east line of said tract and parallel with King Avenue a distance of 155.00 feet to a point on the northerly line of the aforementioned Railway Company tract (recorded in Plat Book 555, pages 265-268, said point being marked with a 5/8 inch steel rebar with a yellow cap; thence North 88 degrees 56 minutes 31 seconds East along said northerly line and parallel with Michigan Street a distance of 656.23 feet to the point of beginning.

Together with a non-exclusive perpetual easement across, upon, under and over the 60-foot strip of land hereinafter described for ingress and egress to and from the premises hereby conveyed including by way of enumeration but not by way of limitation the right to lay, maintain and use therein sewers, water and gas mains and conduits and to erect, maintain and use thereon poles and their appurtenances to carry wire lines and cables, all of which shall be located within said easement at places satisfactory to and in a manner of construction approved by The Peoria and Eastern Railway Company, the Cleveland, Cincinnati, Chicago and St. Louis Railway Company and The New York Central Railroad Company, their successor and assigns, but such approval shall not be unreasonable withheld, said easement situated in the Northeast Quarter of Section 4, Township 14 North, Range 3 East, Marion County, State of Indiana, more particularly described as follows, to-wit:

Beginning at the point formed by the intersection of the southerly line of West Michigan Street with the extension southerly of westerly line of Tremont Avenue;

Thence measure south 0 degrees 33 minutes east along said extension southerly of the westerly line of Tremont Avenue a distance of 350.00 feet to a point;

Thence measure north 89 degrees 27 minutes east a distance of 60.00 feet to a point in the extension southerly line of the easterly line of Tremont Avenue; Thence measure north 0 degrees 33 minutes west along said extension southerly of the easterly line of Tremont Avenue a distance of 350.00 feet to a point in said southerly line of West Michigan Street; Thence measure south 89 degrees 27 minutes west along said southerly line of West Michigan Street a distance of 60.00 feet to the point of beginning.

PROPERTY HISTORY

According to Warranty Deed, Instrument #: 2004-0097221, dated May 3, 2004, the subject property is currently owned by Acoustic Supply Realty LLC, who acquired the subject from Acoustic Supply, Inc. for an unknown amount. This is considered to be a transfer between related entities, so it is not considered to be a market transaction. There have been no known listings, sales or transfers of the subject property in the last 5 years.