

EXHIBIT A

PARCEL 1: PART OF A TRACT IN THE SOUTH 6-1/2 ACRES OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE EAST 80 RODS; THENCE NORTH 26 RODS; THENCE WEST 80 RODS; THENCE SOUTH 26 RODS TO THE PLACE OF BEGINNING; THE PARCEL THEREIN COVERED BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 300 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST 50 FEET; THENCE NORTH AT RIGHT ANGLES 214.5 FEET; THENCE WEST AT RIGHT ANGLES 50 FEET; THENCE SOUTH AT RIGHT ANGLES 214.5 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 2: THAT PART OF A TRACT IN THE SOUTH 6.5 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE EAST 80 RODS; THENCE NORTH 26 RODS; THENCE WEST 80 RODS; THENCE SOUTH 26 RODS TO THE PLACE OF BEGINNING, THE PARCEL THEREIN COVERED BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 300 FEET; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 214.5 FEET; THENCE WEST ON A LINE PARALLEL TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 100 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 114.5 FEET; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 200 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 100 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 3: PART OF A TRACT IN THE SOUTH 6-1/2 ACRES OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE EAST 80 RODS, THENCE NORTH 26 RODS, THENCE WEST 80 RODS, THENCE SOUTH 26 RODS TO THE PLACE OF BEGINNING, THE PARCEL THEREIN COVERED BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION, THENCE EAST ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 300 FEET; THENCE NORTH 214.5 FEET; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING; THENCE WEST 200 FEET; THENCE SOUTH 14.5 FEET; THENCE EAST 200 FEET; THENCE NORTH 14.5 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 4: THE WEST 3 ACRES OF THE NORTH 6-1/2 ACRES OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, COMMENCING AT THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE EAST 80 RODS, THENCE NORTH 26 RODS, THENCE WEST 80 RODS, THENCE SOUTH 26 RODS TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

Tax Key Numbers: 49-42-6
49-42-35
49-42-45

Commonly known as: 3433-3439 Colfax, Gary, Indiana

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes and assessments for 1993 (payable in 1994), and for all subsequent years; and
2. Covenants, easements, restrictions, and conditions of record; and
3. All roads, rights of way, ditches, drainage tiles, feeders, and laterals; and
4. All rights of tenants in possession of, or entitled to possession of, any part of the above-described property;
5. Mortgage interests granted to Calumet National Bank under a document executed on or about March 28, 1994, securing an indebtedness in the original principal amount of approximately \$80,000; and
6. Federal tax liens of record and judgments of record against Mercedes Maurer.