

# EXHIBIT A

To Declaration of North Douglas Condominium Regime dated \_\_\_\_\_, 2006.

## LEGAL DESCRIPTION OF THE TRACT

**Parcel Description:**  
**North Douglas Condominiums**  
**Phase One**  
**Buildings 1, 2, 3, 14 and Clubhouse**

A parcel of land being a part of the West Half of the Southwest Quarter of Section 28, Township 38 North, Range 3 East, City of Mishawka, Clay Township, St. Joseph County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter of Section 28; thence South  $89^{\circ}14'10''$  West, along the South line of said Southwest Quarter, a distance of 1920.28 feet to the Southeast corner of two tracts of land conveyed to John Piraccini and Webb Steely by a Warranty Deed recorded as instrument number 9020431 and also a Warranty Deed recorded as instrument number 9713420 in the office of the Recorder of St. Joseph County, Indiana; thence North  $00^{\circ}43'28''$  West, along the East line of said Piraccini and Steely tract, a distance of 989.01 feet; thence South  $89^{\circ}35'44''$  West, a distance of 384.76 feet to the place of beginning for this description; thence South  $00^{\circ}31'05''$  East, a distance of 545.79 feet; thence North  $89^{\circ}57'41''$  West, a distance of 44.50 feet to a point of deflection; thence South  $89^{\circ}14'10''$  West, parallel with the South line of said Southwest Quarter, a distance of 296.12 feet to the West line of said Southwest Quarter of Section 28; thence North  $00^{\circ}40'40''$  West, along said West line, a distance of 856.79 feet to a point on the West line of said Piraccini and Steely tract; thence North  $90^{\circ}00'00''$  East, a distance of 231.68 feet; thence South  $03^{\circ}25'45''$  East, a distance of 110.45 feet; thence South  $21^{\circ}42'32''$  East, a distance of 91.17 feet; thence South  $03^{\circ}01'30''$  East, a distance of 112.10 feet; thence South  $89^{\circ}52'26''$  East, a distance of 67.87 feet to the place of beginning.

Along and together with an easement for the purposes of egress and ingress and for the purposes of construction, operation and maintenance of utilities along, over, across and under a parcel of land being a part of the West Half of the Southwest Quarter of Section 28, Township 38 North, Range 3 East, City of Mishawka, Clay Township, St. Joseph County, Indiana and being more particularly described as commencing at the Southeast corner of said Southwest Quarter of Section 28; thence South  $89^{\circ}14'10''$  West, along the South line of said Southwest Quarter, a distance of 2360.40 feet to a point; thence North  $00^{\circ}25'06''$  East, a distance of 40.01 feet to a point on the North right-of-way line of Douglas Road as dedicated to the City of Mishawka by instrument number 9024928 as recorded in the office of the Recorder of St. Joseph County, Indiana and the place of beginning for this description; thence North  $00^{\circ}25'06''$  East, a distance of 406.35 feet to a point on the South line of the tract hereinabove described; thence South  $89^{\circ}57'41''$  East, along said South line, a distance of 44.50 feet to a Southeast corner of said tract hereinabove described; thence South  $00^{\circ}31'05''$  East, a distance of 95.64 feet to a point on the North line of a tract of land conveyed to MDK #3, LLC by Instrument number 9834156 in said St. Joseph County Recorder's office; thence South  $89^{\circ}14'10''$  West, parallel with the South line of said Southwest Quarter, a distance of 14.26 feet to the Northwest corner of said MDK #3 property; thence South  $00^{\circ}31'45''$  East, along the

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## **CONTINUED**

West line of said MDK #3 parcel, a distance of 310.00 feet to a point on the North right-of-way line of Douglas Road; thence South 89°14'10" West, along said North right-of-way line, a distance of 36.94 feet to the place of beginning.

Said above described tract contains approximately 10.43 acres more or less and is subject to the legal rights of a public highway, if any, and is subject also to any easements, covenants or restrictions of record.