

Exhibit
A - (Parcel # 1)

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North American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
(Continued)
LEGAL DESCRIPTION

File No.: 20100917

Commitment No 20100917

FEE PARCEL

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT NO 10, TRACT 3- ALSO BEING PART OF THE LAND CONVEYED TO WAL-MART STORES EAST LP, AS RECORDED IN INSTRUMENT NO. 2005R009987 OF THE LAKE COUNTY LAND RECORDS, BEING MORE DEFINITELY DESCRIBED AS FOLLOWS

COMMENCING AT A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD (U.S. ROUTE 20) AND THE CENTERLINE OF GREEN ROAD;

THENCE, ALONG THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD, NORTH. 64° 40' 31" EAST, 98.94 FEET TO THE TRUE POINT OF BEGINNING PORTER PARCEL HEREIN DESCRIBED;

THENCE, LEAVING SAID ORIGINAL CENTERLINE, NORTH 25° 19' 27" WEST, 45.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF NORTH RIDGE ROAD;

THENCE, ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, 59.66 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF GREEN ROAD, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 113° 56' 18", AND A CHORD OF 50.30 FEET WHICH BEARS NORTH 58° 21' 18" WEST;

THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 88° 36' 51" WEST, 30.00 FEET TO THE CENTERLINE OF GREEN ROAD;

THENCE, ALONG THE CENTERLINE OF GREEN ROAD, NORTH 01° 23' 09" WEST, 571.75 FEET,

THENCE, LEAVING SAID CENTERLINE, NORTH 88° 36' 51" EAST, 432.10 FEET TO AN IRON PIN SET AND PASSING THROUGH AN IRON PIN SET 30.00 FEET EASTERLY OF SAID CENTERLINE,

THENCE SOUTH 01° 23' 09" EAST, 488.62 FEET TO THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD AND PASSING THROUGH AN IRON PIN SET 49.24 FEET NORTHERLY OF SAID ORIGINAL CENTERLINE,

THENCE, ALONG THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD, SOUTH 64° 40' 33" WEST, 373.82 FEET TO THE POINT OF BEGINNING

CONTAINING WITHIN SAID BOUNDS 5.6589 ACRES (246,501 SQUARE FEET) OF LAND, 4.8666 ACRES (212,077 SQUARE FEET) EXCLUSIVE OF RIGHT OF WAY, AS SURVEYED BY KS ASSOCIATES, INC UNDER THE SUPERVISION OF TREVOR A. BIXLER, PROFESSIONAL SURVEYOR, NO 7730 IN JULY OF 2005

ALL IRON PINS SET ARE 5/8" X 30" CAPPED REBAR INSCRIBED "KS ASSOCS. INC PROP MARKER"

BEARINGS ARE EASED ON OHIO STATE PLANE, NORTH ZONE NAD83 (1995) GRID NORTH BASED ON GPS OBSERVATIONS PERFORMED IN FEBRUARY 2004

EASEMENT PARCEL:

NON-EXCLUSIVE EASEMENT FOR ACCESS CREATED IN AN ACCESS EASEMENT BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND FORUM SHOPS, MADISON, LLC, A GEORGIA LIMITED LIABILITY COMPANY, FILED FOR RECORD ON SEPTEMBER 20,

SCHEDULE A
(Continued)
LEGAL DESCRIPTION
(Continued)

File No 20100917

Commitment No : 20100917

2006 AND RECORDED IN INSTRUMENT NO 2006R038727 OVER THE FOLLOWING DESCRIBED PROPERTY.

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT NO 10, TRACT NO, 3, SAID PARCEL BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF NORTH RIDGE ROAD (U S. ROUTE 20), OF VARYING WIDTH, AND THE CENTERLINE OF GREEN ROAD, 60 FEET WIDE, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF PARCEL 78WK CONVEYED TO THE STATE OF OHIO BY DEED RECORDED IN DOCUMENT NO 2002R037588 OF LAKE COUNTY RECORDS;

THENCE NORTH 01° 23' 09" WEST ALONG THE CENTERLINE OF GREEN ROAD, A DISTANCE OF 600 44 FEET TO A POINT,

THENCE NORTH 88° 36' 51" EAST, A DISTANCE OF 30 00 FEET TO A POINT ON THE EASTERLY LINE OF GREEN ROAD AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO WAL MART STORES EAST LP BY DEED RECORDED IN DOCUMENT NO 2006R003290 OF LAKE COUNTY RECORDS AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

COURSE NO 1: THENCE CONTINUING NORTH 01° 23' 09" WEST ALONG THE EASTERLY LINE OF GREEN ROAD, A DISTANCE OF A DISTANCE OF 45.00 FEET TO A POINT;

COURSE NO. 2. THENCE NORTH 88°36' 51" EAST, A DISTANCE OF 70.00 FEET TO A POINT;

COURSE NO. 3- THENCE SOUTH 01° 23' 09" EAST, A DISTANCE OF 10.00 FEET TO A POINT,

COURSE NO 4- THENCE NORTH 88° 36' 51" EAST, A DISTANCE OF 332.10 FEET TO A POINT,

COURSE NO 5 THENCE SOUTH 01° 23' 09" EAST, A DISTANCE OF 35.00 FEET TO THE NORTHEASTERLY CORNER OF LAND CONVEYED TO WAL MART STORE S EAST LP AS AFORSAID;

COURSE NO 6 THENCE SOUTH 88° 36' 51" WEST ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO WAL MART STORES EAST LP, A DISTANCE OF 402 10 FEET TO THX PRINCIPAL PLACE OF BEGINNING

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Exhibit A
(Parcel #2)

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North American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
(Continued)
LEGAL DESCRIPTION

File No. 20100919

Commitment No.

Situated in the Township of Madison, County of Lake and State of Ohio:

And known as being part of Original Madison Township Lot No. 10, Tract 3. Also being part of the land conveyed to Wal-Mart Stores East LP, as recorded in Instrument No. 2005R009987 of the Lake County Land Records, being more definitely described as follows

Commencing at a 1 inch iron pin found in a Monument Box at the intersection of the original centerline of North Ridge Road (U.S. Route 20) and the centerline of Green Road,

Thence along the original centerline of North Ridge Road, North 64 deg 40' 33" East, 1027.00 feet to the true point of beginning for the parcel herein described;

Thence leaving said original centerline, North 21 deg 07' 12" West, 79.38 feet to an iron pin set and passing through an iron pin set 30 41 feet Northerly of said original centerline,

Thence South 68 deg 52' 48" West, 21.00 feet to an iron pin set;

Thence North 21 deg 07' 12" West, 269.64 feet to an iron pin set;

Thence North 64 deg 48' 04" East, 331.25 feet to an iron pin set in the Easterly line of Original Madison Township Lot No. 10, Tract 3, also being the Westerly line of land conveyed to William E. and Patricia A. Hoffman as recorded in Volume 216, Page 972 of the Lake County Land Records,

Thence along the Easterly line of Original Madison Township Lot No. 10, Tract 3, also being Hoffman's Westerly line, South 01 deg. 28' 23" East, 381 48 feet to the original centerline of North Ridge Road and passing through a 5/8 inch rebar found 30 68 feet Northerly of said original centerline;

Thence along the original centerline of North Ridge Road, South 64 deg 40' 33" West, 181.64 feet to the point of beginning

Containing within said bounds 2.1027 acres (91,594 square feet) of land, 1 9740 acres (85,988 square feet) exclusive of right-of-way, as surveyed by KS Associates, Inc under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in July of 2005

All iron pins set are 5/8 inch x 30 inch capped rebar inscribed "KS Assocs Inc. Prop Marker"

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Gnd North based on GPS observations performed in February 2004

Together with Access Easement between Wal-Mart Real Estate Business Trust and Forum Shops Madison, LLC, filed for record February 6, 2008, in Instrument No. 2008R003365 of the Lake County Records

Exhibit A
(Parcel #3)

ALLS

North American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
(Continued)
LEGAL DESCRIPTION

File No.. 20100918

Commitment No

Situated in the Township of Madison, County of Lake and State of Ohio

And known as being part of Original Madison Township Lot No. 10, Tract 3 Also being part of the land conveyed to Wal-Mart Stores East LP, as recorded in Instrument No. 2005R009987 of the Lake County Land Records, being more definitely described as follows:

Commencing at a 1 inch iron pin found in a Monument Box at the intersection of the original centerline of North Ridge Road (U.S. Route 20) and the centerline of Green Road,

Thence along the original centerline of North Ridge Road, North 64 deg 40' 33" East, 472.76 feet to the true point of beginning for the parcel herein described,

Thence leaving said original centerline, North 01 deg 23' 09" West, 488.62 feet to an iron pin set and passing through an iron pin set 49.24 feet Northerly of said original centerline,

Thence North 88 deg. 36' 51" East, 150.00 feet to an iron pin set,

Thence South 21 deg. 07' 12" East, 386.77 feet to the original centerline of North Ridge Road and passing through an iron pin set 42.76 feet Northerly of said original centerline,

Thence along the original centerline of North Ridge Road, South 64 deg 40' 33" West, 307.00 feet to the point of beginning.

Containing within said bounds 2 2005 acres (95,855 square feet) of land, 1.8950 acres (82,545 square feet) exclusive of right-of-way, as surveyed by KS Associates, Inc under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in July of 2005

All iron pins set are 5/8 inch x 30 inch capped rebar inscribed "KS Assocs Inc Pro Marker"

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Gnd North based on GPS observations performed in February 2004.

Together with Access Easement between Wal-Mart Real Estate Business Trust and Forum Shops Madison, LLC, filed for record February 6, 2008, in Instrument No 2008R003365 of the Lake County Records

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO:

AND KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT No. 10, TRACT 3. ALSO BEING PART OF THE LAND CONVEYED TO WAL-MART STORES EAST LP, AS RECORDED IN INSTRUMENT NO. 2005R009987 OF THE LAKE COUNTY LAND RECORDS, BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD (U.S. ROUTE 20) AND THE CENTERLINE OF GREEN ROAD;

THENCE ALONG THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD, NORTH 64 DEG. 40' 33" EAST, 1027.00 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED;

THENCE LEAVING SAID ORIGINAL CENTERLINE, NORTH 21 DEG. 07' 12" WEST, 79.38 FEET TO AN IRON PIN SET AND PASSING THROUGH AN IRON PIN SET 30.41 FEET NORTHERLY OF SAID ORIGINAL CENTERLINE;

THENCE SOUTH 68 DEG. 52' 48" WEST, 21.00 FEET TO AN IRON PIN SET;

THENCE NORTH 21 DEG. 07' 12" WEST, 269.64 FEET TO AN IRON PIN SET;

THENCE NORTH 64 DEG. 48' 04" EAST, 331.25 FEET TO AN IRON PIN SET IN THE EASTERLY LINE OF ORIGINAL MADISON TOWNSHIP LOT No. 10, TRACT 3, ALSO BEING THE WESTERLY LINE OF LAND CONVEYED TO WILLIAM E. AND PATRICIA A. HOFFMAN AS RECORDED IN VOLUME 216, PAGE 972 OF THE LAKE COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF ORIGINAL MADISON TOWNSHIP LOT No. 10, TRACT 3, ALSO BEING HOFFMAN'S WESTERLY LINE, SOUTH 01 DEG. 28' 23" EAST, 381.48 FEET TO THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD AND PASSING THROUGH A 5/8 INCH REBAR FOUND 30.68 FEET NORTHERLY OF SAID ORIGINAL CENTERLINE;

THENCE ALONG THE ORIGINAL CENTERLINE OF NORTH RIDGE ROAD, SOUTH 64 DEG. 40' 33" WEST, 181.64 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 2.1027 ACRES (91,594 SQUARE FEET) OF LAND, 1.9740 ACRES (85,988 SQUARE FEET) EXCLUSIVE OF RIGHT-OF-WAY, AS SURVEYED BY KS ASSOCIATES, INC. UNDER THE SUPERVISION OF TREVOR A. BIXLER, PROFESSIONAL SURVEYOR, NO. 7730 IN JULY OF 2005.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH CAPPED REBAR INSCRIBED "KS ASSOC INC. PROP MARKER".

BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83 (1995) GRID NORTH BASED ON GPS OBSERVATIONS PERFORMED IN FEBRUARY 2004.

TOGETHER WITH ACCESS EASEMENT BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND FORUM SHOPS MADISON, LLC, FILED FOR RECORD FEBRUARY 6, 2008, IN INSTRUMENT NO. 2008R003365 OF THE LAKE COUNTY RECORDS.

PERMANENT PARCEL No. 01B-112-0-00-023-0