

Exhibit A

PARCEL NO. ONE: Situated in the Township of Madison, County of Lake, and State of Ohio and known as being a part of Lot No. 1 in Tract No. 14 of said Township being more particularly described beginning at the intersection of the centerline of the Warner Road (also known as State Route 307) with the centerline of the County Line Road;

Thence, along the center of the Warner Road, North 89°56' West 151.86 feet to an angle in said road;

Thence continuing along the center of the Warner Road, South 80°22' West, 1,416.4 feet to an easterly line of land owned by Robert W Sidley;

Thence along said Sidley's easterly line, North 0°16' West, 348.9 feet to a corner of said Sidley's land;

Thence along a northerly line of said Sidley's land South 80°43' West, 474.16 feet to the west line of said Lot No. 1;

Thence along the west line of Lot No. 1, North 0°12' East 1,141.0 feet to the north line of said Tract No. 14;

Thence along the north line of Tract No. 14 North 89°55' East, 2,016.9 feet to the center of the County Line Road;

Thence along the center of the County Line Road, south 1,174.8 feet to the place of beginning and containing 61.063 acres of land.

HOWEVER, EXCEPTING AND RESERVING FROM THE ABOVE, THE FOLLOWING:

And known as being a part of Lot No. 1 in Tract No. 14 of said Township being more particularly described as follows:

Beginning at the intersection of the centerlines of State Route 307 (Warner Road) and County Line Road;

Thence North 89°56' West 151.86 feet along the centerline of S.R. 307 to a deflection in the road;

Thence continuing along said centerline of S.R. 307 South 80°22' West a distance of 1,016.4 feet to a point;

Thence North 0°12' East a distance of 1,343.23 feet to the north line of Tract 14;

Thence North 89°55' East along the north line of Tract 14 a distance of 1,149.25 feet to the centerline of County Line Road;

Thence south along the centerline of said County Line Road a distance of 1,174.80 feet to the place of beginning and contains 32.980 acres, being the same more or less but subject to all legal highways.

Intending to convey by document 2003R008014 approximately 28.083 acres of land.

Permanent Parcel No. 01A-064-0-00-0070

PARCEL NO. TWO: Situated in the Township of Madison, County of Lake, and State of Ohio and known as being part of Lot 1, Tract 14 in Range 6, Township 11 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin monument found at the intersection of the centerline of County Line Road with the centerline of Warner Road;

Thence N. 89°49'43" W., along the centerline of Warner Road, a distance of 151.86 feet, to a mag nail found at an angle point in Warner Road;

Thence S. 80°28'17" W., continuing along the centerline of Warner Road, a distance of 1,416.40 feet, to a point at the southwest corner of land conveyed to Marvin Bruno by deed recorded in Volume 476, Page 416 of the Lake County Deed Records (1A-64-6), said point being the PRINCIPAL PLACE OF BEGINNING;

Thence S. 80°28'17" W., continuing along the centerline of Warner Road, a distance of 160.11 feet, to a point at the southeast corner of land conveyed to Stewart Lodge Health Care Inc. by deed recorded in document #970001461 of the Lake County Deed Records (1A-64-10);

Thence N. 10°51'27" W., along the east line of said Stewart Lodge Health Care Inc. land, passing over a 5/8" iron pin found at 30.01 feet, a total distance of 343.24 feet, to a 5/8" iron pin found at the northeast corner of said Stewart Lodge Health Care Inc. land, said iron pin being on the south line of said Bruno land;

Thence N. 80°11'44" E., along the south line of said Bruno land, a distance of 240.26 feet, to an iron pin set at an angle in said Bruno land;

Thence S. 02°18'44" W., along the west line of said Bruno land, passing over an iron pin set at 321.14 feet, a total distance of 351.79 feet, to the PRINCIPAL PLACE OF BEGINNING and containing 1.5792 acres of land to the centerline (1.4665 acres to the right of way), more or less, but subject to all legal highways.

The above described property (Parcel No. Two) was surveyed by James A. Ziembra, Professional Surveyor #7094 on January 6, 2003. Iron pins set are 5/8" x 30" rebar capped #7094. Bearings shown hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe the land conveyed to Marvin Bruno by deed recorded in Volume 632, Page 132 of the Lake County Deed Records (1A-64-6).

Permanent Parcel No. 01A-064-0-00-0060

Prior Deed Reference: Instrument No. 2003R008014 of the Lake County Official Records

The property is located at 7793 Warner Road, Madison Township, Lake County, Ohio.

The Andover Bank v. Geralyn M. Becker-Estabrook, f.k.a. Geralyn M. Becker, et al., Lake County Common Pleas Case No. 12CF001034