

EXHIBIT A

Situated in the Village of Madison, County of Lake, and State of Ohio, and known as being part of Original Madison Township Lot No. 1, Tract No. 9, further bounded and described as follows:

Beginning at an iron pin monument set on the centerline of the southerly terminus of Water Tower Drive (80 feet wide), as dedicated by plat recorded in Volume 38, Page 1 of Lake County records; Thence S. 29 deg. - 06 min. - 20 sec. E., along said southerly terminus of Water Tower Drive (80 feet wide), a distance of 40.00 feet to a 3/4" iron pin monument set on the southeasterly sideline of said Water Tower Drive; Thence N. 60 deg. - 53 min. - 40 sec. E., along the southeasterly sideline of said Water Tower Drive (80 feet wide), a distance of 272.54 feet to a 3/4" iron pin monument set at a point of curvature therein; Thence northeasterly, continuing along the southeasterly sideline of said Water Tower Drive (80 feet wide), being the arc of a curve, deflecting to the left, a distance of 136.03 feet. Said arc having a radius of 440.00 feet and a chord bearing N. 52 deg. - 02 min. - 17 sec. E., a distance of 135.48 feet to a 3/4" iron pin monument set at the point of beginning of the parcel of land herein described;

- Course No. 1: Thence S. 37 deg. - 06 min. - 18 sec. E., a distance of 600.83 feet to a 3/4" iron pin monument set at a point on the northerly right-of-way line of Interstate 90 (S.R. 1);
- Course No. 2: Thence N. 47 deg. - 47 min. - 23 sec. E., along the northerly right-of-way line of Interstate 90 (S.R. 1), a distance of 85.00 feet to a 5/8" iron pin monument found;
- Course No. 3: Thence N. 26 deg. - 32 min. - 08 sec. E., continuing along the northerly right-of-way line of said Interstate 90 (S.R. 1), a distance of 134.00 feet to a 3/4" iron pin monument set;
- Course No. 4: Thence N. 45 deg. - 09 min. - 18 sec. W., a distance of 580.11 feet to a 3/4" iron pin monument set on the southeasterly sideline of the aforesaid Water Tower Drive (80 feet wide);
- Course No. 5: Thence southwesterly along the southeasterly sideline of said Water Tower Drive (80 feet wide), being the arc of a curve, deflecting to the right, a distance of 130.48 feet. Said arc having a radius of 440.00 feet and a chord bearing S. 34 deg. - 41 min. - 11 sec. W., a distance of 130.00 feet to the point of beginning. Containing 2.301 acres of land, be the same more or less, but subject to all legal highways and easements of record.

Permanent Parcel No.: 02A0020000250
Current Deed Reference: 2003R020925

Address of Property: 171 Water Tower Dr., Madison, OH 44057
Lake Co. Case No.: 13CF001018