

EXHIBIT A

PARCEL ONE:

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lot No. 66 within said Township and bounded and described as follows:

Beginning at a point at the centerline intersection of Trask Road (60 feet wide) and Balch Road (60 feet wide). Said point referenced by a P.K. nail found 0.28 feet North therefrom.

Thence N 88 deg. 45' 03" E along the centerline of said Balch Road, a distance of 2108.16 feet to a point. Said point being the Northeasterly corner of PP#07-A-028-0-00-010-0 as conveyed to Leonard J. and Mary Louise Sherer as recorded in Document No. 2008R019049 of Lake County Records and Deeds (LCRD). Said point also being a Northwesterly corner of the parcel herein described and the Principal Place of Beginning of this Survey.

Thence N 88 deg. 45' 03" E continuing along said centerline a frontage distance of 461.45 feet to a point. Said point being the Northwesterly corner of PP#07-A-028-0-00-009-0 as conveyed to Gary S. and Judith A. Nadvornik and recorded in Document No. 1996R021913 of LCRD. Said point also being the Northeasterly corner of the parcel herein described.

Thence S 1 deg. 06' 32" E along the Westerly line of said Nadvornik's land and also along a Westerly line of PP#07-A-028-0-00-003-0 as conveyed to C. John and Marie A. Chesnic and recorded in Volume 774, Page 76 of LCRD and passing through a 5/8" iron pin set at 29.50 feet, an 8" ancient wooden locust post found at 30.00 feet, and along an ancient locust post and barbed wire fence line a total distance of 2397.60 feet to a 5/8" iron pin set. Said point having a latitude of N 41 deg. 42' 27.7049" and a longitude of W 81 deg. 06' 35.5334". Said point being the Southeasterly corner of the parcel herein described.

Thence S 88 deg. 46' 08" W along a Northerly line of said Chesnic's land a distance of 847.64 feet to a 5/8" iron pin set on an Easterly line of PP#07-A-029-0-00-010-0 as conveyed to Lake Erie College and recorded in Document No. 2011R005865 of LCRD, being the Westerly line of said Original Lot No. 66. Said point having a latitude of N 41 deg. 42' 27.6583" and a longitude of W 81 deg. 06' 46.7085". Said point being a Northwesterly corner of said Chesnic's land. Said point also being the Southwesterly corner of the parcel herein described.

Thence N 0 deg. 23' 09" W along the Easterly line of the said Lake Erie College parcel and also along an Easterly line of the aforesaid Leonard J. and Mary Louise Sherer parcel, being the Westerly line of said Original Lot No. 66, a total distance of 2009.66 feet to a 5/8" iron pin set. Said point having a latitude of N 41 deg. 42' 47.5117" and a longitude of W 81 deg. 06' 46.4655". Said point being a Northwesterly corner of the parcel herein described.

Thence S 89 deg. 37' 33" E along a Southerly line of said Sherer's land and passing through a 5/8" iron pin with cap bearing "JW Daniel 6222" found at 2.45 feet a total distance of

338.24 feet to a 5/8" iron pin set. Said point having a latitude of N 41 deg. 42' 47.4367" and a longitude of W 81 deg. 06' 42.0069". Said point being a Southeasterly corner of said Sherer's land.

Thence N 2 deg. 09' 35" E along an Easterly line of said Sherer's land and passing through a 5/8" iron pin with cap bearing "JW Daniel 6222" found at 367.01 feet and also passing through a 5/8" iron pin set at 368.13 feet a total distance of 398.18 feet to the Principal Place of Beginning of this Survey and containing 42.6902 acres of land (42.3718 acres less R/W) as surveyed by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to true North using NAD83, NGVD88, GRS80 and GEOID09. Date: July 3, 2012. Be the same more or less, but subject to all legal highways.

The intent of this legal description is to re-survey (update) PP#07-A-028-0-00-002-0 as conveyed to Leonard J. and Mary Lou Sherer and recorded in Document No. 2006R036199 of LCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" long steel rebar pins with a yellow plastic cap bearing "Kosie P.S. 8167".

Parcel Number: 07A0280000020

Address: 14590 Balch Road, Madison, OH 44057

PARCEL TWO:

Situated in Lots 66 & 67, Leroy Township, Lake County, Ohio:

Beginning at a point in the centerline of Balch Road, 60 feet wide, at the Northeast corner of lands of Leonard & Mary Lou Sherer (873-423, 07-A-028-0-00-001-0, 2004R010357), said point being North 89 deg. 41' 06" East, 1752.22 feet from the centerline of Trask Road, as measured along the centerline of Balch Road;

Course 1: Thence North 89 deg. 41' 06" East allong the centerline of Balch Road, 353.82 feet to the Northwest corner of Leonard & Charlotte R. Sherer (873-423, 07-A-028-0-00-002-0, 2006R036199);

Course 2: Thence South 03 deg. 04' 15" West along the line of said Sherer (Passing through a 5/8" capped "Daniel" iron pin found in the south line of Balch Road at 30.05 feet) a total distance of 397.26 feet to a 5/8" capped "Daniel" iron pin found;

Course 3: Thence North 88 deg. 42' 53" West along the North line of said Sherer, 333.76 feet to a 5/8" capped "Daniel" iron pin found in the West line of Lot 66 and in the East line of 07-A-029-0-00-002-0;

Course 4: Thence South 00 deg. 16' 55" East along the West line of Lot 66 and the East line of 07-A-029-0-00-002-0, 991.76 feet to a 1/2" capped iron pin set at the Northeast corner in lands of Charles F. & Gretchen M. Reed (653-350, 07-A-029-0-00-010-0);

Course 5: Thence South 89 deg. 41' 06" West along the North line of Reed, 346.15 feet to a 1/2 " capped iron pin set;

Course 6: Thence North 00 deg. 12' 24" West, 1190.25 feet to a 1/2" capped iron pin set at the Southwest corner of Leonard & Mary Lou Sherer;

Course 7: Thence North 89 deg. 41' 06" East along the South line of said Sherer, 346.15 feet to a 1/2" capped iron pin set at the Southeast corner of said Sherer and in the West line of Lot 66;

Course 8: Thence North 88 deg. 10' 09" East along the East line of said Sherer and along the West line of Lot 66 (Passing through a 1" square iron pin found 28.80 feet from centerline) a total distance of 188.76 feet to the place of beginning and containing 12.535 acres, 0.243 acres of which is in Balch Road riight of way.

Bearings are to an assumed meridian and indicated angles only. As per survey by Jerry Slay, Ohio Surveyor Number 5298 dated June 19, 2008. Intent is to combine all of 07-A-028-0-00-010-0 (3.094 acres) with 9.441 acres which is part of 07-A-029-00-002-0. The capped iron pins set marked "Slay 5298" are 1/2" x 30" (cross sectional area is 0.22 square inches.)

Parcel Number: 07A0280000100

Address: 14590 Balch Road, Madison, OH 44057