Policy No. 5007339-0007705e

Tippicanoe Co. LLC
V/L Tyler Blvd.
Mentor, Ohio 44060
PPN: 16B-062-00-001-0
16B-062-00-026-0

First American Title Insurance Company
Schedule A
Description of Land

Parcel
1

Situated in the City of Mentor, County of Lake and State of Ohio, known as being part of Original Mentor Township Lot No. 8 in Tract 6, further known as being a lot split out of land conveyed to Heisley-Hopkins, Inc. by deed recorded in Volume 664, Page 816 of Lake County Official Records (PPN:16B-062-001);

Beginning at a 5/8 inch iron pin found in a monument box at the intersection of the centerline of Heisley Road, with the centerline of Tyler Boulevard (60 feet wide) as shown by plat recorded in Volume 29, Page 16 of Lake County Plat Records;

Thence South 81°42'09" West, along the centerline of said Tyler Boulevard, 636.96 feet to a point therein, said point being in the southerly extension of the westerly line of land conveyed to the Steris Corporation by Document No. 980034822 of Lake County Records (PPN:16B-062-020);

Thence North 04°41'37" West, along said southerly extension, a distance of 30.06 feet to a 5/8 inch iron pin set in the northerly sideline of said Tyler Boulevard and the Principal Place of Beginning;

COURSE I — Thence South 81°42'09" West, along the northerly sideline of said Tyler Boulevard, a distance of 34.28 feet to a point of curvature therein;

COURSE II — Thence along the arc of a curve in said northerly sideline, deflecting to the right, said curve having a length of 215.91 feet, a radius of 1970.00 feet, a central angle of 06°16'46", a chord of 215.80 feet, which bears South 84°50'32" West, to a 5/8 inch iron pin set in said northerly sideline;

COURSE III — Thence North 04°41'37" West, a distance of 522.16 feet to a 5/8 inch iron pin set,

COURSE IV — Thence North 85°18'23" East, a distance of 250.00 feet to a 5/8 inch iron pin set in the westerly line of said Steris Corp;

EXHIBIT
A

Tippicanoe Co. LLC
V/L Tyler Blvd.
Mentor, Ohio 44060
PPN: 16B-062-00-001-0
16B-062-00-026-0

Policy No. 5007339-0007705e

First American Title Insurance Company
Schedule A
Description of Land

COURSE V

Thence South 04°41'37" East, along said westerly line, a distance of 518.25 feet to the Principal Place of Beginning and containing 3.000 acres of land (130,680 square feet) as calculated and described in June, 2004 by Michael P. Spellacy, P.S. No. 8169 of LDC, Inc. and based on a survey performed in February, 2002 by LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings refer to plat for Tyler Boulevard (Volume 29, Page 16 of Lake County Plat Records). All iron pins set are 5/8 inch x 30 inch long rebar with plastic caps marked "LDC, Inc."

2214 PAGE 0879

EXHIBIT
A cont

Policy No. 5007339-0007705e

Tippicanoe Co. LLC
V/L Tyler Blvd.
Mentor, Ohio 44060
PPN: 16B-062-00-001-0
16B-062-00-026-0

First American Title Insurance Company

Schedule A

Description of Land

Parcel 2

Situated in the City of Mentor, County of Lake and State of Ohio, known as being part of Original Mentor Township Lot No 8 in Tract 6, Township 10 North, Range 9 West of the Connecticut Western Reserve Survey;

Beginning at a 5/8 inch iron pin found in a monument box at the intersection of the centerline of Heisley Road, with the centerline of Tyler Boulevard (60 feet wide) as shown by plat recorded in Volume 29, page 16 of Lake County Plat Records;

Thence South 81°42'09" West, along the centerline of said Tyler Boulevard, 636.96 feet to a point therein, said point being in the southerly extension of the westerly line of land conveyed to the Steris Corporation by Document No. 980034822 of Lake County Records (PPN:16B-062-020);

Thence North 04°41'37" West, along said southerly extension, a distance of 548.31 feet to a 5/8 inch iron pin found (I.D LDC, Inc.) at the northeast corner of land conveyed to McKay Real Estate Corporation, by Document No 2006R046140 (PPN:16B-62-26) of Lake County Records and the Principal Place of Beginning;

COURSE I Thence South 85°18'23" West, along the northerly line of said McKay, 250.00 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) and the northwest corner thereof,

COURSE II Thence South 4°41'37" East, along the westerly line of said McKay, 522.16 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) in the northerly sideline of said Tyler Boulevard,

COURSE III Thence 127.92 feet along said Tyler Boulevard, an arc of a curve deflecting to the right, said curve having a radius of 1970.00 feet, a delta of 3°43'14", a tangent of 63.98 and a chord that bears South 89°50'32" West, a distance of 127.90 feet to a 5/8 inch iron pin found (I.D LDC, Inc.) at a point of curvature,

COURSE IV Thence North 88°17'51" West, along the northerly sideline of said Tyler Boulevard, 236.67 feet to a 5/8 inch iron pin found (I.D LDC, Inc.) at the southeast corner of land conveyed to Hendricks Commercial Properties, LLC, by Document No. 2006R036369 (PPN:16B-62-25) of Lake County Records,

EXHIBIT
A cont

Policy No. 5007339-0007705e

Tippicanoe Co. LLC
V/L Tyler Blvd.
Mentor, Ohio 44060
PPN: 16B-062-00-001-0
16B-062-00-026-0

First American Title Insurance Company
Schedule A
Description of Land

The following three courses are along the easterly side of said Hendricks Commercial Properties.

COURSE V Thence North 6°22'14" East, a distance of 169.14 feet to a 5/8 inch iron pin found (I D. LDC, Inc) at an angle point therein;

COURSE VI Thence North 1°39'52" West, a distance of 218.41 feet to a 5/8 inch iron pin found (I.D. LDC, Inc) at an angle point therein;

COURSE VII Thence North 4°49'29" West, a distance of 590 42 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) at the southwest corner of land conveyed to Twin City Property, LLC, by Document No. 2006R049876 (PPN:16B-62-07) of Lake County Records;

COURSE VIII Thence North 89°45'12" East, along the southerly line of said Twin City, a distance of 150.58 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) at the southeast corner thereof

COURSE IX Thence South 0°35'21" West, along the westerly line of land conveyed to Heisley-Hopkins, Inc., as recorded in Volume 1187, Page 1116 of Lake County Official Records, a distance of 260.69 feet to a 5/8 inch iron pin found (I.D. LDC, Inc) at the southwest corner thereof;

COURSE X Thence North 89°39'21" East, along the southerly line of said Heisley-Hopkins, a distance of 392.21 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) at an angle point therein,

COURSE XI Thence South 4°41'37" East along the westerly line of said Heisley-Hopkins, a distance of 56.00 feet to a 5/8 inch iron pin found (I.D. LDC, Inc.) at an angle point therein;

COURSE XII Thence North 89°39'21" East, along a southerly line of said Heisley-Hopkins, a distance of 53.00 feet to a 5/8 inch iron pin found (I.D LDC, Inc.) at the southeast corner thereof and the westerly line of said Steris Corporation;

COURSE XIII Thence South 4°41'37" East, along the westerly line of said Steris Corporation, a distance of 127.83 feet to the Principal Place of Beginning and containing 7.2980 acres (317,900.88 sq. ft.) of land as surveyed by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc in January 2007, be the same, more or less, but subject to all legal highways and easements of record. Bearings refer to plat for Tyler Boulevard (Volume 29, Page 16 of Lake County Plat Records). All iron pins set are 5/8 inch x 30 inch long rebar with plastic caps marked "LDC, Inc."

A cont

VOL. 2214 PAGE 0881