EXHIBIT A

Legal Description:

All that certain land situate in Tract 10, Township of Madison, Township number 11 North, Range VI West, in the Connecticut Western reserve survey, County of Lake, State of Ohio. A resurvey of the lands to Steven & Shannon Talcott, as recorded in Document number 2007R005825 in the office of the County recorder, further described.

Beginning at a capped 5/8" iron pin set to mark a point in the West line of South Madison Road (State Route 528 – variable width) at the Northeast corner of lands to M.C. & K.L. Webster, as recorded in Deed Volume 186, Page 828)said point being located from a 5/8" iron pin found within a monument box assembly to mark the centerline intersection of South Madison Road with the centerline of River Road (variable width) North 08° 16' 02" East, with the centerline of South Madison Road, a distance of 270.61 feet to mark a point of curvature in the centerline of South Madison Road, Northeast, with the centerline of South Madison Road and the arc of a curve left, having a radius of 4583.66 feet, an arc length of 274.26 feet and a chord bearing North 06° 33' 44" East, a distance of 274.22 feet to mark a point in the centerline of South Madison Road and South 89° 55' 42" West, a distance of 61.24 feet to the point and place of beginning.

Thence; the following (4) courses and distances: South 89° 55' 42" West, with the North line of said Webster, a distance of 332.43 feet to a 3/4" iron pipe found to mark a point at the Northwest corner of said Webster, in the East line of lands to T.A. Hager & L.J. Matviyak, as recorded in Document number 2000R022873.

Thence; North 00° 03' 56" West, with the East line of said Hager & Matviyak, a distance of 160.15 feet to a capped 5/8" iron pin set to mark a point in the East line of said Hager & Matviyak, at the Southwest corner of lands to N.J. Matthews, as recorded in Document number 2003R014781.

Thence; South 89°42' 47" East, with the South line of said Matthews, a distance of 343.80 feet to a capped 5/8" iron pin set to mark a point in the West line of South Madison Road, at the Southeast corner of said Matthews.

Thence; South 04° 02' 53" West, with the west line of South Madison Road, a distance of 158.41 feet to the point and place of beginning said land containing 1.2349 acres but subject to all highways and easements, as surveyed and described in February 2012, as illustrated on a certain map recorded in the office of the Lake County Engineer, by Timothy E. Stocker, P.S. 7245 Crabbs' surveying order 5314. Basis of bearings are to an assumed meridian along the West line of South Madison Road, North 04° 02'-53" West.

The intent of this description is to describe the lands to Steven & Shannon Talcott, as recorded in Document number 2007R005825.

All iron pins set are 5/8" X 30" rebar with cap "Crabbs 7245".

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