

Exhibit "A"  
Legal Description  
For File: 52136615

Situated in the Township of Madison, County of Lake and State of Ohio and known as being a part of Lot No. 7, Tract 1 and bounded and described as follows:

Beginning in the center of Dock Road at the northeast corner of land now owned by Elizabeth Yusko, thence following the north line of Yusko, South 88 degrees 40' 50" West, a distance of 1072.61 feet to an iron pipe stake at the northwest corner of said Yusko land, Thence south along the west line of said Yusko, 493.02 feet to an iron pipe stake in the south line of lot 7, Thence along the southerly line of lot 7 and the north line of land owned by James Jr. and Katherine E. Williams, South 88 degrees 57' 45" West, a distance of 1399.3 feet to an iron bar in the east line of the Loomis lot. Thence North 0 degrees 32' West along the east line of the Loomis lot a distance of 932.87 feet to an iron pipe stake at the southwest corner owned by Ralph J. Holicky. Thence along the south line of said Holicky, North 89 degrees 7' East a distance of 2480.38 feet to the center of Dock Road, also the southeast corner of said Holicky. Thence South along the centerline of Dock Road, 428.0 feet to the principal place of beginning and containing about 40.634 acres, be the same more or less, but subject to all legal highways.

Excepting therefrom:

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Lot 7, Tract 1 and further described as follows:

Beginning at a point in the centerline of Dock Road at the northeast corner of lands of Margaret Yusko (868-472); thence South 88 degrees 40' 50" west (passing through an iron pipe found at 30.00 feet) a total distance of 1072.61 feet to an iron pipe found;

Thence south 439.02 feet to an iron pipe found in the south line of lot 7;

Thence south 88 degrees 57' 45" West, 1399.30 feet along the south line of Lot 7 to the west line of Tract 1; thence North 00 degrees 32' 15" West, along the tract line, 732.87 feet to an

iron pin set; thence south 89 degrees 44' 31" east, 2478.50 feet (passing though an iron pin set at 30.00 feet from the centerline) to a point in the centerline of Dock Road;

Thence south along the centerline 228.00 feet to the place of beginning and containing 28.455 acres of land as calculated and described in July 1988 by Jerry Slay, Ohio Surveyor No. 5298, be the same more or less, subject to all legal highways.

Known As: 2276 Dock Rd., Madison, OH 44057  
Parcel No. 01A0820000120

Prior Deed Reference: Ryan S. Grau and Kerrie R. Grau  
SOURCE OF TITLE: Instrument Number 2006R006353, Recorder's Office, Lake County, Ohio