

## EXHIBIT A

Situated in the City of Brecksville, County of Cuyahoga, State of Ohio

Parcel #1:

And known as being a part of Original Lot No. 38, Brecksville Township and is bounded and described as follows:

Beginning at a point on the center line of Oakes Road (60 feet wide) 1,346.36 feet measured N-89-55-15E along said centerline from the Westerly line of said Original Lot No. 38;

Thence continuing in the same direction and along said centerline of Oakes Road 100.02 feet to the Easterly line of land conveyed to John A. and L. Kovar as recorded in Volume 6033, Page 615 of Cuyahoga County Deed Records;

Thence N-9-43-22W, along said Easterly line 969.03 feet to the Northerly line thereof;

Thence S-89-42-30 W along said Northerly line of land so conveyed to Kovar, 76.21 feet;

Thence S-8-19-58 E, 965.04 feet to the place of beginning and containing 1.9325 acres of land as surveyed by Accurate Survey Company. (Prior ref Vol. 6873, P. 460)

Parcel #2:

And known as being part of Original Township Lot No. 38 and further described as follows:

Beginning in the center line of Oakes Road, 60 feet wide, at the Southwesterly corner of a parcel of land conveyed to Lillian M. Nouzak dated Jan. 25, 1950 and recorded in Volume 6873, Page 460 of the Cuyahoga County Deed Records, said place of beginning being North 89° 55' 15" East measured along the said centerline of Oakes Road 1346.36 feet from the intersection of the said centerline with the Westerly line of Original Township Lot No. 38;

Thence South 89° 55' 15" West measured along the said centerline of Oakes Road 20.00 feet;

Thence North 8° 05' 54" West and passing through an iron pipe in the Northerly line of said Oakes Road a distance of 964.42 feet to an iron pipe in the Northerly line of a parcel of land conveyed to John A. and L. Kovar and recorded in Volume 6033, page 615 of the Cuyahoga County Deed Records;

Thence North 89°42'30" East measured along the said Northerly line of the said John A. and L. Kovar property 16.00 feet to an iron pin at the Northwesterly corner of the said Lillian M. Nouzak property;

Thence South 87°19' 58.5" East measured along the Westerly line of the said Lillian M. Nouzak property and passing through an iron pin in the said Northerly line of Oakes Road a distance of 965.04 feet to the place of beginning and containing .3946 acres, be the same, more or less.

EXCEPTING FROM THE ABOVE: (Vol. 90-4175, Page 19)

The premises situated in the City of Brecksville, County of Cuyahoga and State of Ohio:

And known as being part of parcels of land conveyed to Lillian M. Nouzak by deed recorded May 12, 1953 in Volume 7813, Page 614 and by deed recorded January 25, 1950 in Volume 6873 Page 460 both of Cuyahoga County Deed Records, of part of Original Brecksville Township Lot No. 38, bounded and described as follows:

Beginning at the Northwesterly corner of that land conveyed to Lillian M. Nouzak, by deed recorded in Volume 7813, Page 614, and being the principal point of Beginning of the parcel of land described herein;

Thence South 08-05-54 East, along the Westerly line of said land conveyed to Lillian M. Nouzak, by deed recorded in Volume 7813, Page 614, about 458.06 feet to a point being distant 453.81 feet Southerly by perpendicular measurement from the Northerly line of lands so conveyed to Lillian M. Nouzak;

Thence North 89-42-30 East, along a line being parallel with and distant 453.81 feet Southerly by perpendicular measurement from the Northerly line of lands so conveyed to Lillian M. Nouzak, about 105.37 feet to the Easterly line of land so conveyed to Lillian M. Nouzak by deed recorded in Volume 6873, Page 460;

Thence North 09-43-22 West, along the Easterly line of land so conveyed to Lillian M. Nouzak by deed recorded in Volume 6873, Page 460, about 460.03 feet to the Northeasterly corner thereof;

Thence South 89-42-30 West, along the Northerly line of said lands conveyed to Lillian M. Nouzak by deed recorded in Volume 7813, Page 614 and by deed recorded in Volume 6873, Page 460, 92.21 feet to the principal point of beginning and containing about 1.0293 acres of land, be the same more or less but subject to all legal highways.

603-01-012  
3501 Oakes Road  
Brecksville, OH