

Exhibit A

Situated in the Township of Pittsfield, County of Lorain and State of Ohio:

And known as being part of Original Pittsfield Township Lot No. 15, and bounded and described as follows:

Beginning on the center line of the Ashland-Oberlin Road (S.R. 58) at the northeasterly corner of said Original Lot No. 15 ;

Thence N89°55'55"W along the north line of Original Lot 15 a distance of about 55 feet to a point on the western right of way (ROW) line of the Ashland – Oberlin Road (S.R. 58) and the principal place of beginning;

Thence N89°55'55"W along the north line of Original Lot 15 and the south line of the lands conveyed by deed to Johanna Gott Trustee as recorded in Lorain County Records instrument number 20010756363 a distance of 732.41 feet to a point and the northeast corner of the lands conveyed by deed to Carol Varner as recorded in Lorain County Records O.R. 1044 P.265 ;

Thence S0°57'55"W along the east line of the lands conveyed to Carol Varner aforementioned a distance of 276.50 feet to a point on the north property line of the lands conveyed by deed to David P. Ransom as recorded in Lorain County Records O.R. 1257 P.632 ;

Thence S89°55'55"E and parallel to the north line of Original Lot 15 and along the north line of the lands conveyed to David P. Ransom aforementioned a distance of 737.74 feet to a point on the west ROW line of the Ashland – Oberlin Road (S.R. 58);

Thence N0°04'15"W along the west ROW line of the Ashland –Oberlin Road (S.R.58) a distance of 277.46 feet to a point and the principal place of beginning containing about 4.67 acres of land be the same more or less but subject to all legal highways.