

EXHIBIT A

Description of property at: Lorain, Lorain County, Ohio  
To: USS/KOBE Steel Company  
CSXT Deed File No.: 1998-00166/KPC/jls

Situated in the City of Lorain, County of Lorain and State of Ohio, being known as part of original Lot 93, Black River Township also being known as Parcel No. 3 as identified on Exhibit A to Deed Volume 1230 Pg. 734 of Lorain County Deed records and more definitely described as follows:

Commencing on the northerly right-of-way line of East 21<sup>st</sup> at its intersection with the easterly line of Access Road as described in Deed Volume 297, Pg. 609 of Lorain County Deed records;

Thence North 1°05'29" East along the easterly line of Access Road a distance of 400.35 feet to a 5/8" rebar with a yellow R.E. Warner cap at the southwesterly corner of the aforementioned Mount Clare Parcel 3; said point being the Principal Place of Beginning;

Thence continuing North 1°05'29" East in the easterly line of Access Road, 178.67 feet to a 5/8" rebar with a yellow R.E. Warner cap at the southeasterly right-of-way line of Henderson Drive, 66 feet wide;

Thence in the arc of a curve which deflects to the left a distance of 376.38 feet to a 5/8" rebar with yellow R.E. Warner at cap at the northernmost corner of Mount Clare Parcel 3; said curve having a radius of 919.49 feet a central angle of 23°27'12" and a chord of 373.76 feet bearing North 13°06'30" East;

Thence South 1°22'54" West along the easterly line of Mount Clare Parcel 3, said line being the westerly line of lands conveyed to USS/Kobe Steel as recorded in ORV 192, Pg. 45 of Lorain County records, said line also being the easterly line of Henderson Drive projected southerly, as depicted on Right Of Way and Property Lines Plan, sheet 5 of 7, dated 8/66, on file in the Lorain County Engineers Office, a distance of 544.63 feet to a 5/8" rebar with a yellow R.E. Warner cap at the southeasterly corner of Mount Clare Parcel 3;

Thence North 88°37'06" West along the southerly line of Mount Clare Parcel 3, a distance of 75.06 feet to the Principal Place of Beginning;

Said bounds enclose a parcel containing 0.5188 acres, to be the same or less, subject to all legal highways. This legal description prepared by Michael A. Straub, P.S. #7055 of R.E. Warner & Associates and is based on a field survey. The basis of bearing is the East line of Henderson Drive as aforesaid.

APPROVED AS TO DESCRIPTION ONLY  
Date 10/22/88  
Per: [Signature] Engineering Dept.

LORAIN COUNTY TAX MAP DEPT.  
P.P. No. 02-00-093-104-024 1/5

THIS QUITCLAIM DEED, made this 23rd day of June, 1998, between CSX REALTY DEVELOPMENT, LLC, a Georgia limited liability company, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor," and USS/KOBE STEEL COMPANY, an Ohio general partnership, whose general partners are USS Lorain Holding Company, Inc. and KOBE/Lorain, Inc., whose mailing address is 1807 East 28<sup>th</sup> Street, Lorain, OH 44055, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$22,500.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby GRANT and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at Lorain, County of Lorain, State of Ohio, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 0.5188 acre, more or less.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

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BEING a portion of the property acquired by Mount Clare Properties (Ohio), Inc., a predecessor of Grantor, from The Baltimore & Ohio Railroad Company, by deed dated December 14, 1977, recorded among the Public Land Records of Lorain County, Ohio, in Book 1230, Page 734.

By Certificate of Merger effective November 30, 1984, Mount Clare Properties (Ohio), Inc. was merged into Mount Clare Properties, Inc., a Maryland corporation. Effective November 21, 1995, Mount Clare Properties Inc. merged into CSX Realty Development Corporation. On April 24, 1997, CSX Realty Development Corporation was converted from a corporate structure to a limited liability structure. It is now a Georgia limited liability company and its name has been changed to CSX REALTY DEVELOPMENT, LLC

Permanent Parcel #02-00-093-104-021

IN WITNESS WHEREOF, CSX Realty Development, LLC, pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered in the presence of:

[Signature] Karen P. Carter

[Signature] Mary L. Huston

CSX REALTY DEVELOPMENT, LLC  
By: [Signature]  
Print Name: John L. Coleman  
Print Title: Assistant Vice President

Attest: [Signature] (SEAL)  
Secretary  
Print Name: Joyce A. Dolan

This instrument prepared by or under the direction of:

[Signature] William C. Basney  
William C. Basney, Esq.  
Senior Counsel  
CSX Transportation, Inc.  
500 Water Street  
Jacksonville, Florida 32202

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STATE OF FLORIDA )  
COUNTY OF DUVAL ) SS.

I, Mary L. Huston, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came John L. Coleman, (X) to me known, and/or ( ) proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: (s)he resides in Jacksonville, Duval County, Florida; (s)he is Assistant Vice President of CSX Realty Development, LLC, the corporation described in and which executed said instrument; (s)he is fully informed of the contents of the instrument; (s)he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; (s)he signed his/her name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 23<sup>rd</sup> day of June, 1998.

My commission expires on:

[Signature] Mary L. Huston (SEAL)  
Notary Public  
Print Name: Mary L. Huston

MARY L. HUSTON  
Notary Public - State of Florida  
My Commission Expires Nov 30, 2001  
Commission # CC69224

02-01-003-260-051, 052, 053, 054, 055  
03-00-103-109-019, 020



424 Middle Avenue • P.O. Box 89 • Elyria, Ohio 44036

Job No. 87-465  
October 7, 1988  
1.6210 ACRE PARCEL

Exhibit A

Situated in the City of Lorain, County of Lorain, State of Ohio, being known as part of Sublot No. 3 in Blass and Reuter's Allotment, as recorded in Volume 5, Page 20 of Lorain County Plat Records, part of Sublots Nos. 22 and 23 in Broadway Heights Allotment, as recorded in Volume 9, Page 20 of Lorain County Plat Records, part of Original Sheffield No. 1 of Black River Township; said parcel being more definitely described as follows:

Beginning in the westerly sideline of Broadway at the northwesterly corner of Parcel 141-WD conveyed to the City of Lorain, as recorded in Volume 1322, Page 7 of Lorain County Deed Records;

Thence South 6° 02' 21" East in the westerly sideline of Broadway, a distance of 314.87 feet to an angle point in the westerly line of Parcel 140-WD conveyed to the City of Lorain, as recorded in Volume 1322, Page 3 of Lorain County Deed Records;

Thence South 43° 57' 04" West in the northwesterly line of Parcel 140-WD a distance of 28.24 feet to a point in the northerly sideline of West 39th Street;

Thence North 86° 06' 21" West in the northerly sideline of West 39th Street, a distance of 148.20 feet to a point in the line between Sheffield Township and Black River Township;

Thence North 89° 01' 21" West in the northerly sideline of West 39th Street, a distance of 75.00 feet to a point;

Thence North 2° 10' 54" East in a line parallel to and 25 feet distant easterly from the westerly line of Sublot No. 3 in Blass and Reuter Allotment, a distance of 164.72 feet to a point in the southerly line of land conveyed to Wilhelmina H. Schindler, as recorded in Volume 1001, Page 905 of Lorain County Deed Records;

Thence South 89° 23' 21" East in Schindler's southerly line, a distance of 20.63 feet to Schindler's southeasterly corner;

02-01-003-260-051, 052, 053, 054, 055  
03-00-103-109-019, 020

02-01-003-260-051, 052, 028,  
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03-00-103-109-019, 020

KS Associates, Incorporated

Job No. 87-465  
October 7, 1988  
1.6210 ACRE PARCEL  
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Thence North 2° 22' 30" East in Schindler's easterly line and in the northerly extension thereof, a distance of 160.43 feet to a point;

Thence North 84° 18' 11" East, a distance of 174.53 feet to a point in the westerly sideline of Broadway;

Thence South 6° 02' 21" East in the westerly sideline of Broadway, a distance of 20.00 feet to the place of beginning;

Enclosing a parcel containing 1.6210 acres, but subject to all legal highways.

2-01-003-J

2-01-003-J  
3-00-103-A