EXHIBIT A

PARCEL NO. 1

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Black River Township Lot No. 93, and part of Original Sheffield Township Lot Nos. 92 & 98, being all of Sublot Nos. 26 through 31 inclusive of Steck's Tenth Avenue Allotment as recorded in Plat Volume 6, Page 17 of the Lorain County Record of Plats; and being all of Sublot Nos. 3523 through 3537 inclusive of Sheffield Land & Improvement Company's Subdivision No. 6, as recorded in Plat Volume 6, Page 12 of the Lorain County Record of Plats and Toledo Avenue and Railroad Street as vacated; bounded and described as follows:

Beginning at a railroad spike set in the Northerly line of East 28th Street, at its intersection with the Easterly line of Toledo Avenue.

Thence in the Easterly line of Toledo Avenue, North 0° 38' 30" East, a distance of 141.07 feet to a spike set in the Easterly extension of the Northerly line of a 16.00 foot alley.

Thence in said line, South 88° 50' 00" West, a distance of 170.08 feet to an iron pin found at the Southwesterly corner of Sublot No. 31 as appears in Steck's Tenth Avenue Allotment as appears in Plat Volume 6, Page 17 of the Lorain County Record of Plats.

Thence in the Westerly line of Sublot Nos. 31, 30, 29, 28, 27 and 26 of said Steck's Tenth Avenue Allotment, North 0° 38' 30" East, a distance of 231.23 feet to a point at the Northwesterly corner of said Sublot No. 26; said point also being in the Southerly line of The Sheffield Land and Improvement Company's Subdivision No. 6 as appears in Plat Volume 6, Page 12 of the Lorain County Record of Plats.

Thence in the Southerly line of Sublot No. 3534 of said Subdivision, North 88° 16' 00" West, a distance of 0.50 feet to a point at the Southwesterly corner thereof.

Thence in the Westerly line of said Sublot No. 3534 and the Westerly line of Sublot Nos. 3533, 3532, 3531, 3530 and 3529, North 0° 38' 30" East, a distance of 242.17 feet to an iron pin set at the Northwesterly corner of Sublot No. 3529; said point also being in the Southerly line of Sublot No. 3528.

Thence in said line, North 89° 21' 30" West, a distance of 10.50 feet to an iron pin set at the Southeasterly corner of Sublot No. 3522 of said Subdivision.

Thence in the Easterly line of Sublot No. 3522, North 0° 38' 30" East, a distance of 40.00 feet to an iron pin set at the Northeasterly corner thereof; said point also being in the Southerly line of Sublot No. 3527.

Thence in the Southerly line of Sublot No. 3527 and the Southerly line of Sublot No. 3523, North 89° 21' 30" West, a distance of 100.00 feet to an iron pin found in the Easterly line of Denver Avenue.

Thence in the Easterly line of Denver Avenue and the Northerly extension thereof, North 0° 38' 30" East, a distance of 314.51 feet to an iron pin set in the Southwesterly line of the Baltimore & Ohio Railroad.

Thence in said line, the following courses and distances:

South 33° 36' 30" East, a distance of 354.80 feet to an iron pin found,
South 41° 40' 02" East, a distance of 113.75 feet to a railroad spike set,
South 48° 19' 58" West, a distance of 13.54 feet to a railroad spike set in the former centerline of Railroad Street,
Thence South 41° 45' 00" East, a distance of 21.94 feet to a railroad spike set; said point being in the Northerly extension of the Easterly line of Toledo Avenue (now vacated),
Thence North 0° 38' 30" East, a distance of 29.67 feet to an iron pin found,
Thence South 41° 45' 00" East, a distance of 555.50 feet to an iron pin set, and
South 37° 40' 00" East, a distance of 209.48 feet to an iron pin found in the Northerly line of East 28th Street.

Thence in said line, South 88° 50' 00" West, a distance of 504.69 feet to the place of beginning of land herein described.

Containing within said bounds 6.2508 Acres of land, or 272,286.64 Square Feet.

Surveyed by Laundon, Simon, Cahl & Associates, Inc., in January, 1988.

THIS DESCRIPTION SUPERSEDES THE DESCRIPTION PROVIDED ON THIS PARCEL DATED DECEMBER 29, 1987.

PARCEL NO. 2

Situated in the Townships of Black River and Sheffield, City of Lorain, County of Lorain and State of Ohio and being a part of Original Lot No. 98, Sheffield Township and part of Original Lot No. 93, Black River Township, and also being all of Sublot Nos. 32 and 33 in Steck's Tenth Avenue Allotment as appears in Plat Volume 6, Page 17 of the Lorain County Record of Plats and more definitely described as follows:

Beginning at a railroad spike set at the Southeasterly corner of Sublot No. 32 as appears in said plat; said point also being in the Northerly line of East 28th Street at its intersection with the Westerly line of Toledo Avenue.

Thence in the Northerly line of East 28th Street, South 88° 50' 00" West, a distance of 46.11 feet to an iron pin found at the Southwesterly corner of Sublot No. 33.

Thence in the Westerly line of Sublot No. 33, North 1° 10' 00" West, a distance of 125.00 feet to a railroad spike set at the Northwesterly corner thereof; said point being in the Southerly line of a 16.00 foot alley.

Thence in said line, North 88° 50' 00" East, in the North line of Sublot Nos. 33 & 32, a distance of 50.06 feet to a railroad spike set at the Northeasterly corner of Sublot No. 32; said point also being in the Westerly line of Toledo Avenue.

Thence in said line, South 0° 38' 30" West, a distance of 125.06 feet to the place of beginning of land herein described.

Containing within said bounds 0.1380 Acres of land or 6,010.62 Square Feet.

Surveyed by Laundon, Simon, Cahl & Associates, Inc., in January, 1988.

THIS DESCRIPTION SUPERSEDES THE DESCRIPTION PROVIDED ON THIS PARCEL DATED DECEMBER 29, 1987.

EXHIBIT C

WARRANTY DEED—From a Corporation—(No. 164a) The Ohio Legal Blank Co., Cleveland

Know all Men by these Presents:

That TRW INC.

a Corporation incorporated under the laws of the State of Ohio *the Grantor*, *who claim* s *title by or through instrument*____, *recorded in Volume*____, *Page*____, *County Recorder's Office, for the consideration of* Ten and no/100 ---------- *Dollars* ($ 10.00 -----) *received to* its *full satisfaction of* WILBUR FRANK PTAK, *the Grantee*, *whose TAX MAILING ADDRESS will be*

do give, grant, bargain, sell and convey unto the said Grantee, his *heirs and assigns, the following described premises situated in* City *of* Lorain *County of* Lorain *and State of Ohio:*

As more fully described in Exhibit A attached hereto and made a part hereof by reference.

be the same more or less, but subject to all legal highways. **To have and to hold** *the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee*, his *heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee*, his *heirs and assigns, that at and until the ensealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever* except reservations, restrictions, conditions, and easements of record, zoning ordinances, if any, and taxes and assessments, both general and special, which are a lien but not yet due and payable,

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee, his *heirs and assigns, forever, against all lawful claims and demands whatsoever.*

In witness whereof *said corporation sets its hand and corporate seal,*
by Charles L. Miller, an Executive Vice President
and C. T. Harvie, an Assistant Secretary
this 25th *day of* February *A. D. 19*88

TRW Inc.

Signed and acknowledged in the presence of

By: C. L. Miller, Executive Vice President

C. T. Harvie, Assistant Secretary

THE STATE OF OHIO, Cuyahoga County, ss.

Before me, *a Notary Public in and for said County, personally appeared the above named* TRW Inc.
by Charles L. Miller, an Executive Vice President
and C. T. Harvie, an Assistant Secretary
who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof *I have hereunto set my hand and official seal, at* Cleveland, Ohio *this* 25th *day of* February *19* 88

Notary Public

This instrument prepared by:

CALFEE, HALTER & GRISWOLD
1800 Society Building
Cleveland, Ohio 44114

WARRANTY DEED
FROM
TRW INC.
TO
WILBUR FRANK PTAK

RECEIVED FOR RECORD 19____ at____ o'clock____ M. Recorded____ 19____ in____ County Records Volume____, Page____ RECORDER

ENTERED FOR TRANSFER 19____

THE OHIO LEGAL BLANK CO., CLEVELAND
This instrument prepared by:
CALFEE, HALTER & GRISWOLD
1800 Society Building
Cleveland, Ohio 44114

02-00-093-117-043
118-008

P.P. NO. 02-00-093-117-043 118-008	
SPLIT #	DATE OF SURVEY January, 1988
MAP PAGE 2-00-093-R	
SURVEYOR Laundon, Simon, Cahl & Assoc	

M. C.

02-00-093-117-043
118-008

2-00-093-R