

**Exhibit "A"****Parcel #1:**

Situated in the City of Amherst, County of Lorain, State of Ohio, and known as being a part of Original Amherst Township Lot No. 21 and bounded and described as follows:

Beginning at a point in the center line of Cooper-Foster Road at its intersection with the Northwesterly corner of land as conveyed to John W. & Helen K. Goodell by deed dated May 16, 1951, and recorded in Deed Volume 515, page 527 of Lorain County Records (Said point being referenced from the Southeasterly corner of Breckenridge Subdivision, recorded in Plat Volume 24, page 99 of Lorain County Records, the following courses; thence North  $45^{\circ} 06' 00''$  East along the center line of Cooper Foster Road to an angle point, a distance of 59.64 feet; thence North  $52^{\circ} 46' 50''$  East along said center line, a distance of 552.15 feet measured to the point of beginning);

Thence South  $52^{\circ} 46' 50''$  West along the center line of Cooper Foster Road, a distance of 100.00 feet to a point and the Principal Place of Beginning of land herein;

Thence South  $37^{\circ} 13' 10''$  East parallel to the Westerly line of John W. and Helen K. Goodell, (passing through 1" iron pins found at 36.91 feet, 256.35 feet and 459.97 feet) a total distance of 502.97 record and measured, to a point in the center line of Beaver Creek;

Thence South  $41^{\circ} 19' 53''$  West along and leaving the center line of Beaver Creek, a distance of 153.05 feet record and measured to an 5/8" Capped Rebar "T Spillman P.S. 8595" set;

Thence North  $37^{\circ} 13' 10''$  West (passing through a 5/8" Capped Rebar "T Spillman P.S. 8595 set at 36.91 feet, 1" iron pins found at 289.33, and 490.35 feet from center line) a total distance of 533.35 feet record & measured to the center line of Cooper Foster Road;

Thence North  $52^{\circ} 46' 50''$  East along the center line of Cooper Foster Road, a distance of 150.00 feet record and measured to a point and the place of beginning of land herein described, containing within said bounds 1.7843 Acres of land as Surveyed by Theodore J. Spillman, Registered Professional Surveyor No. S- 8595 in May, 2015.

Basis of bearings is the Center line of Cooper Foster Road per Breckenridge Subdivision, recorded in Plat Volume 24, page 99 of Lorain County Records (North  $45^{\circ} 06' 00''$  West).

Iron rebar set are 5/8" diameter, 30" long with plastic caps "T. Spillman, S-8595".

P.P.N. 05-00-021-102-015

**Parcel #2:**

Situated in the City of Amherst, County of Lorain, State of Ohio, and known as being a part of Original Amherst Township Lot No. 21 and bounded and described as follows:

Beginning at a point in the center line of Cooper Foster Road at its intersection with the Northwesterly corner of land as conveyed to John Murray by deed dated September 5, 1951 and recorded in Volume 526 , page 283 of Lorain County Deed Records (Said point being referenced from the Southeasterly corner of Breckenridge Subdivision, recorded in Plat Volume 24, page 99 of Lorain County Records, the following courses; thence North  $45^{\circ} 06' 00''$  East along the center line of Cooper Foster Road to an angle point, a distance of 59.64 feet; thence North  $52^{\circ} 46' 50''$  East along said center line, a distance of 302.15 feet measured to the point of beginning);

Thence South  $37^{\circ} 13' 10''$  East along the Westerly line of John Murray (passing through a  $5/8''$  Capped Rebar "T Spillman P.S. 8595" set at 36.91 feet, a 1" iron pin found at 289.33 feet, and a 1" iron pin found at 490.35 feet) a total distance of 497.94 feet measured (498.06 feet record) to a  $5/8''$  Capped Rebar "T Spillman P.S. 8595" set and being the Principal Place of Beginning;

Thence South  $76^{\circ} 14' 50''$  West, a distance of 96.11 feet measured (96.16 Record) to a  $5/8''$  Capped Rebar "T Spillman P.S. 8595" set at an angle point in the Northerly line of lands conveyed to Robert L. and Kathleen E. Raver by deed recorded in Volume 534, page 178 of Lorain County Records;

Thence South  $66^{\circ} 59' 30''$  East along the Northeasterly line of land as conveyed to Robert and Kathleen Raver, a distance of 204.55 feet measured (190.20 feet record) to a point on the center line of Beaver Creek and passing through a  $5/8''$  Capped Rebar "T Spillman P.S. 8595" set at 35.55 feet Northwesterly on the West Bank of the creek;

Thence along the Center Line of Beaver Creek, the following (4) courses;

- 1) North  $51^{\circ} 11' 25''$  East, a distance of 33.31 feet to a point;
- 2) North  $14^{\circ} 31' 30''$  East, a distance of 39.70 feet to a point;
- 3) North  $10^{\circ} 41' 28''$  West, a distance of 64.48 feet to a point;
- 4) North  $01^{\circ} 01' 08''$  West, a distance of 61.51 feet to a point, being the South line of said lands of Murray;

Thence South  $41^{\circ} 19' 53''$  West leaving the center line of Beaver Creek, a distance of 145.91 feet measured (73.05 feet record) to an  $5/8''$  Capped Rebar "T Spillman P.S. 8595" set in the Southwesterly corner of said lands of Murray;

Thence North  $37^{\circ} 13' 10''$  West along the Westerly line of Murray, a distance of 35.41 feet measured (35.29 feet record) to a point and the place of beginning of land herein described, containing within said bounds 0.3663 Acres of land as Surveyed by Theodore J. Spillman, Registered Professional Surveyor No. S- 8595 in May, 2015.

Basis of bearings is the Center line of Cooper Foster Road per Breckenridge Subdivision, recorded in Plat Volume 24, page 99 of Lorain County Records (North 45° 06' 00" West).

Iron rebar set are 5/8" diameter, 30" long with plastic caps "T. Spillman, S-8595".

P.P.N. 05-00-021-102-021

