

Exhibit A

DESCRIPTION OF LAND

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being those parts of Outlots Nos. Four (4) and Five (5) in Scranton's Survey south of Old City Plat, described as follows:

Beginning in the westerly line of Decatur Street at a point north  $25^{\circ}15'$  west, 290.3 feet from its intersection with the south line of said Outlot No. 5, running thence north  $25^{\circ}15'$  west along the westerly line of Decatur Street, 2.00 feet to the southerly line of the property conveyed to Charles and Julia Kessler by deed dated April 14, 1899 and recorded in Volume 67 of Deeds, page 286, Erie County, Ohio Records;

Thence south  $64^{\circ}25'$  west, along said last mentioned line, 241.00 feet to the easterly line of the property formerly owned by Valentine Hingerle; thence south  $22^{\circ}30'$  east along said last mentioned line, 39.85 feet; thence north  $67^{\circ}27'$  east, 241.55 feet to the westerly line of Decatur Street; thence north  $25^{\circ}15'$  west, along the westerly line of Decatur Street, 51.00 feet to the place of beginning.

Permanent Parcel No.: 58-00096.000

Premises commonly known as: 831 Decatur Street, Sandusky, OH 44870