

Exhibit A

PARCEL 1

SITUATED IN THE CITY OF SANDUSKY, COUNTY OF ERIE AND STATE OF OHIO:
BEING A PART OF OUTLOT NUMBER FORTY EIGHT (48) SOUTH OF SOUTHWARK, IN
SAID CITY,

AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 132 FEET FROM THE WEST LINE OF COLUMBUS AVENUE,
AND THE

SOUTH LINE OF THE NORTH ONE HALF (N 1/2) OF SAID OUTLOT 48;
THENCE IN A NORTHERLY DIRECTION PARALLEL TO COLUMBUS AVENUE, A
DISTANCE OF 59

FEET;

THENCE IN AN EASTERLY DIRECTION, A DISTANCE OF 132 FEET TO THE WEST
LINE OF

COLUMBUS AVENUE;

THENCE SOUTHERLY, ALONG THE WEST LINE OF COLUMBUS AVENUE, A
DISTANCE OF 59

FEET;

THENCE WESTERLY, 132 FEET TO THE PLACE OF BEGINNING, CONTAINING
13/100THS OF AN

ACRE, MORE OR LESS, AND BEING A PARCEL OF LAND 59 FEET FRONTING ON
COLUMBUS

AVENUE AND EXTENDING BACK A DISTANCE OF ONE HUNDRED THIRTY TWO
FEET (132').

PARCEL 2

SITUATED IN THE CITY OF SANDUSKY, COUNTY OF ERIE AND STATE OF OHIO
BEING PART OF O.L. NUMBER FORTY EIGHT (48) AND BEING FURTHER DESCRIBED
AS

FOLLOWS:

BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF LANDS
CONVEYED TO LEE

AND SANDRA JEWETT, PER ERIE COUNTY DEED VOLUME 317, PAGE 418;
THENCE S 63 DEG 37' W AND A DISTANCE OF 169.13 FEET TO A POINT IN THE EAST
R/W LINE

OF THE B & O R.R.;

THENCE N 3 DEG 03' W ALONG SAID EAST R/W LINE TO THE B & O R.R., A
DISTANCE OF 64.25

FEET TO A POINT;

THENCE N 63 DEG 37' E AND A DISTANCE OF 143.32 FEET TO A POINT MARKING
THE,

NORTHWEST CORNER OF THE AFORESAID JEWETT LANDS;

THENCE S 26 DEG 15' E ALONG THE WEST LINE OF SAID JEWETT LANDS A
DISTANCE OF 59.00

FEET TO THE POINT OF BEGINNING CONTAINING 0.211 ACRE, MORE OR LESS.