

EXHIBIT A

POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARON ROAD – WILLOUGHBY HILLS - OHIO

LEGAL DESCRIPTION 66.9154 ACRE PARCEL PARCEL "A"

SITUATED IN THE TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOTS 14 & 15, TRACT 5, ORIGINAL RICHFIELD TOWNSHIP, BEING TOWNSHIP NUMBER 4 IN THE 7TH RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 5/8 INCH IRON PIN FOUND (I.D. BOHNING) AT THE SOUTHEAST CORNER OF COLUMBIA ROAD (60 FEET WIDE) AS SHOWN BY THE FRIEDMAN INDUSTRIAL PARK ALLOTMENT, S.C.P.R. VOL. 67, PGS. 63-65 (1965);

THENCE **SOUTH 47°09'48" EAST**, ALONG THE SOUTHERLY LINE OF LANDS CONVEYED TO USDLP LL LLC, P.P.N. 5002370, RN#56-457771 AND MREIC RICHFIELD OH LLC, RECEPTION NO. 55973475, P.P.N. 48-01534, **281.57 FEET** TO A ½" IRON PIN FOUND (I.D. ZWICK);

THENCE **116.69 FEET**, ALONG SAID SOUTHERLY LINE OF MREIC, BEING AN ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING AN RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 4° 22'12" AND AN 116.67 FEET CHORD THAT BEARS SOUTH 44° 58'42" EAST TO A RAILROAD SPIKE AT A POINT OF TANGENCY;

THENCE **SOUTH 42°47'36" EAST**, ALONG SAID SOUTHERLY LINE OF MREIC, **129.60 FEET** A ½" IRON PIN FOUND (I.D. ZWICK);

THENCE **261.12 FEET**, ALONG SOUTHERLY LINE OF MREIC, BEING AN ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING AN RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 45° 20'09" AND AN 254.36 FEET CHORD THAT BEARS SOUTH 20°07'31" EAST TO A ½" IRON PIN FOUND (I.D. ZWICK) AT A POINT OF TANGENCY;

THENCE **SOUTH 2°32'33" WEST**, ALONG SOUTHERLY LINE OF MREIC, **86.61 FEET** TO A PIN SET AT A POINT OF CURVATURE;

THENCE **328.91 FEET**, ALONG SOUTHERLY LINE OF MREIC, BEING AN ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING AN RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 69°47'51" AND AN 308.95 FEET CHORD THAT BEARS SOUTH 32°21'22" EAST TO A PIN SET AT THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE **97.61 FEET**, ALONG SOUTHERLY LINE OF MREIC, BEING AN ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING AN RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 20°42'50" AND AN 97.08 FEET CHORD THAT BEARS SOUTH 77°36'43" EAST TO A PIN SET AT A POINT OF TANGENCY;

COURSE 2: THENCE **SOUTH 87°58'08" EAST**, ALONG SOUTHERLY LINE OF MREIC, **309.20 FEET** TO A PIN SET AT THE SOUTHEAST CORNER THEREOF;

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COURSE 3: THENCE **NORTH 2°51'17" EAST**, ALONG THE EASTERLY LINE OF SAID MREIC, **372.33 FEET** TO A 5/8 INCH IRON PIN FOUND (I.D. BOHNING);

COURSE 4: THENCE **NORTH 66°51'31" EAST**, **189.54 FEET** TO A 5/8 INCH IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, P.P.N. 48-02782, DEED VOLUME 4703, PAGE 152;

THE FOLLOWING THREE COURSE ARE ALONG THE SOUTHELRY LINE OF SAID CLEVELAND ELECTRIC ILLUMINATING COMPANY;

COURSE 5: THENCE **SOUTH 88°11'29" EAST**, **474.13 FEET** TO A ½" IRON PIN FOUND;

COURSE 6: THENCE **NORTH 66°51'31" EAST**, **1740.00 FEET** TO A 5/8 INCH PIN FOUND;

COURSE 7: THENCE **SOUTH 88°23'22" EAST**, PASSING THROUGH A 5/8 INCH IRON PIN FOUND IN THE WESTERLY SIDELINE OF DEWEY ROAD (60 FEET WIDE) **1459.04 FEET** THE CENTERLINE OF SAID DEWEY ROAD;

COURSE 8: THENCE **SOUTH 2°53'55" WEST**, ALONG THE CENTERLINE OF SAID DEWEY ROAD, **50.01 FEET** TO THE NORTHEAST CORNER OF LAND CONVEYED TO MARIE URSULA FARMS LLC P.P.N. # 48-02520, RN#56004221;

COURSE 9: THENCE **NORTH 88°23'22" WEST**, PASSING THROUGH A PIN SET IN THE WESTERLY LINE OF SAID DEWEY ROAD, **1446.94 FEET** TO A 5/8 INCH IRON PIN FOUND AT AN ANGLE POINT THEREIN;

COURSE 10: THENCE **SOUTH 66°51'31" WEST**, ALONG THE NORTHERLY LINE OF SAID MARIE URSULA FARMS LLC, **96.20 FEET** TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT THEREIN;

COURSE 11: THENCE **SOUTH 02°57'31" WEST**, ALONG THE WESTELRY LINE OF SAID MARIE URSULA FARMS LLC, AND THE WESTERLY LINE OF LANDS CONVEYED TO ROY MUNK & DANIELLE FOLLIETT, P.P.# 48-02525, RN#55176042 AND GARY & JERI GRAND, P.P.N. # 48-02580, RN#55150110, **1458.07 FEET** TO A 5/8 INCH IRON PIN FOUND THEREIN;

COURSE 12: THENCE **SOUTH 78°15'35" EAST**, ALONG THE SOUTHRLY LINE OF SAID GRAND, **387.96 FEET** TO A ½" IRON PIN FOUND AT AN ANGLE POINT THEREIN;

COURSE 13: THENCE **SOUTH 88°14'09" EAST**, ALONG THE SOUTHERLY LINE OF SAID GRAND, PASSING THROUGH A PIN SET IN THE WESTERLY LINE OF BLACK ROAD (60 FEET WIDE), **107.47 FEET** TO THE CENTERLINE OF SAID BLACK ROAD;

COURSE 14 THENCE **SOUTH 2°10'24" WEST**, ALONG THE CENTERLINE OF SAID BLACK ROAD, **118.50 FEET** TO THE NORTHEAST CORNER OF LAND CONVEYED TO KURT & LORIE A. KOCIA, P.P.# 48-00592, RECEPTION #: 54430228 6-8-00;

COURSE 15 THENCE **NORTH 88°16'04" WEST**, PASSING THROUGH AN 1 INCH CRIMPED TOP IRON PIN FOUND IN THE WESTERLY LINE OF SAID BLACK ROAD, ALONG THE NORTHERLY LINE OF SAID

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KOCIA, AND THE NORTHERLY LINE OF THE FARNHAM ACRES SUBDIVISION, F.S.C.P.R. VOL. 56 PGS. 40 – 46, **2686.81 FEET** TO A 5/8 INCH IRON PIN FOUND AT AN ANGLE POINT THEREIN;

COURSE 16 THENCE **NORTH 87°30'25" WEST**, ALONG THE NORTHERLY LINE OF SAID FARNHAM ACRES SUBDIVISION, **119.70 FEET** TO A PIN SET;

COURSE 17 THENCE **NORTH 01°43'56" EAST**, **490.34 FEET** TO A PIN SET;

COURSE 18 THENCE **NORTH 87°58'08" WEST**, **116.20 FEET** TO A PIN SET AT A POINT OF CURVATURE;

COURSE 19 THENCE **119.30 FEET**, BEING AN ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING AN RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 20°42'50" AND AN 118.65 FEET CHORD THAT BEARS NORTH 77°36'43" WEST TO AN IRON PIN SET;

COURSE 20 THENCE **NORTH 22°44'42" EAST**, **60.00 FEET** TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 66.9154 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. CALCULATED AND DESCRIBED IN OCTOBER 2020 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO A SURVEY PERFORMED BY DAVID E. HIMES OF ZWICK ASSOCIATES, INC. ON 10/30/2009. TO CONVERT FROM PLAT BEARING TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM (NORTH ZONE) ROTATE THE LISTED BEARINGS 2° 56' 40" COUNTERCLOCKWISE. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP.



Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
11/18/20