

Exhibit A

Parcel 1:

DESCRIPTION OF LAND

PERMANENT PARCEL NO. 362-01-019

Situated in the City of Berea, County of Cuyahoga and State of Ohio:
And known as being part of Original Middleburg Township Section No. 18, bounded and
described as follows:

Beginning in the Southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg.
39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the
Southeasterly line of Rocky River Drive, (100 feet wide), said place of beginning being also the
intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50
feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of
Cuyahoga County Records;

Thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of
beginning, said principal place of beginning being also the Northwesterly corner of a parcel of
land conveyed to Henry Thacker by deed dated May 25, 1956 and recorded in Volume 8640,
Page 106 of Cuyahoga County Records;

Thence due East, 271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line
of the right of way of the New York Central Railroad;

Thence due South, 16.95 feet to a point in said Northwesterly line of the right of way of the New
York Central Railroad;

Thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to
the Northeasterly corner of land conveyed to Michael J. and Ethel G Ondercin by deed dated
March 31, 1958 and recorded in Volume 9072, page 463 of Cuyahoga County Records;

Thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly
line of Thacker Street;

Thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56
feet to an angle therein;

Thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of
beginning, be the same more or less, but subject to all legal highways.

Property Address: V/L Thacker Street, Berea, OH 44017

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