

**EXHIBIT A**

**PARCEL ONE:**

Situated in the City of Fostoria, County of Seneca and State of Ohio:

And known as and being Sixty-six (66) feet off of the entire South side of Outlet Number Two (2) in the Subdivision of the Baumgardner Estate, recorded in Plat Volume 1, Page 49 of the Plat Records of Seneca County, Ohio, less Sixteen (16) feet off the South side thereof in the First Ward of said City.

**PARCEL TWO:**

Situated in the City of Fostoria, County of Seneca and State of Ohio:

And known as and being Outlots number Two (2) and Three (3) in John A. Bradner's Subdivision of the Baumgardner Estate as recorded in Plat Volume 1, Page 49 of the Plat Records of Seneca County, Ohio,

LESS AND EXCEPT One Hundred (100) feet off of the West side of said lots, which is part of Brombley's Addition to Fostoria;

and LESS AND EXCEPT a strip of land sixty-six (66) feet wide off of the entire South side of said Outlet Number Two (2), in the First Ward of the City of Fostoria.

**LESS AND EXCEPT THE FOLLOWING TRACTS FROM THE ABOVE DESCRIBED PARCELS:**

**Tract One:**

And being part of Outlots 2 and 3 of the Adm. Subdivision of Baumgardner's Estate and being more particularly described as follows:

Commencing at the intersection of the centerline of Jackson Street with the East Right of way of Buckley St.;

thence on an assumed bearing of South 6 Degrees 11 Minutes 40 Seconds East along the East Right of Way of Buckley Street for a distance of 445.00 feet to a pipe found, at the Northwest corner of Lot 4742 of Brombley's Addition;

thence North 88 Degrees 16 Minutes 20 Seconds East on a line for a distance of 99.90 feet to a pipe found, the Place of Beginning;

thence North 88 Degrees 16 Minutes 20 Seconds East on said line for a distance of 45.00 feet to a personalized pipe set;

thence South 5 Degrees 15 Minutes 00 Seconds East on a line for a distance of 126.00 feet to a personalized pipe set;

thence South 88 Degrees 16 Minutes 20 Seconds West on a line for a distance of 45.00 feet to a personalized pipe set;

thence North 5 Degrees 15 Minutes 00 Seconds West on a line for a distance of 126.00 feet to a pipe found, the Place of Beginning and containing 0.130 acres, more or less, but subject to all legal highways and easements of record.

Tract Two:  
And being part of Outlot 2 of the Adm. Subdivision of Baumgardner's Estate and being more particularly described as follows:

Commencing at the intersection of the centerline of Jackson St. with the East right-of-way of Buckley Street;

thence on an assumed bearing of South 5 Degrees 11 Minutes 40 Seconds East along the East Right-of-way of Buckley Street for a distance of 445.00 feet to a pipe found at the Northwest corner of Lot 4742 of Brombley's Addition;

thence North 88 Degrees 16 Minutes 20 Seconds East on a line for a distance of 99.90 feet to a pipe found;

thence South 5 Degrees 15 Minutes 00 Seconds East on a line for a distance of 126.00 feet to a personalized pipe set, the Place of Beginning;

thence North 88 Degrees 16 Minutes 20 Seconds East on a line for a distance of 45.00 feet to a personalized pipe set;

thence South 5 Degrees 15 Minutes 00 Seconds East on a line for a distance of 42.00 feet to a personalized pipe set;

thence South 88 Degrees 16 Minutes 20 Seconds West on a line for a distance of 45.00 feet to a personalized pipe set;

thence North 5 Degrees 15 Minutes 00 Seconds West on a line for a distance of 42.00 feet to a personalized pipe set, the Place of Beginning and containing 0.043 acres, more or less, but subject to all legal highways and easements of record.

Premises also known as 652 Buckley Street, Fostoria, OH 44830

Parcel Numbers: P51010916200000  
P51010837680000  
P51010837640000

Deed Reference Book 419 Page 1878  
Plat Reference Book 1 Page 49  
J.A. Bradner, Admr's Subdivision  
of the  
Baumgardner Estate