

EXHIBIT A

REAL ESTATE DESCRIPTION:

Situated in the City of Wauseon, Township of Clinton, County of Fulton and State of Ohio, and described as follows:

A parcel of land in the Southwest quarter of Section 23, Town 7 North, Range 6 East, designated as Parcel "A" of Outlot C in Sargent and Barber's Addition, according to the recorded plat thereof, EXCEPTING THEREFROM the following:

Parcel A: The South 100 feet of the East 125 feet thereof, which is bounded on the South by the North line of Oak Street and on the East by the West line of Brunell Street.

Parcel B: Commencing at the point of intersection of the West line of Brunell Street with the North line of said Southwest quarter; thence South 9 degrees 31 minutes 20 seconds East, along the West line of Brunell Street, 315.0 feet to an iron pin; thence South 80 degrees 28 minutes 40 seconds West to the East right-of-way line of the DT&I Railroad; thence North, along the East right-of-way line of said railroad, to the North line of said Southwest quarter; thence South 88 degrees 30 minutes 0 seconds East, along the North line of said Southwest quarter to the point of beginning.

(This description represents various lots which have been subdivided and previously conveyed out of Parcel "A" of Outlot C of Sargent and Barber's Addition.)

Containing after said two excepted parcels, 1.63 acres of land, more or less.

Parcel No. 06-014368-02.000