

Exhibit A

Situated in the State of Ohio, County of Wayne, City of Wooster, being in the Northeast quarter of Section 21 of Wayne Township, Township 16N, Range 13W, being part of that 162.2193 Acre tract conveyed to James M. Richard, Suzanne M. Short, Sally J. Schreck and Dale D. Richard as described in Official Record Volume 824, Page 1252, in the records of the Wayne County Recorder and being more particularly described as follows:

Commencing at an iron pin marked "Gasbarre" found at the southerly line of the Northwest Quarter of Section 21, said pin being on a northerly line of that 42.56 acre parcel conveyed by deed to the City of Wooster DBA Wooster Community Hospital in Official Record 504 Page 136;

Thence with said northerly line of the City of Wooster tract and said Quarter Section line South $89^{\circ}55'30''$ West a distance of 1749.55 feet to an iron pin marked "SJL" in a Monument Box in the centerline of Friendsville Road (CR 6) (ROW varies), passing an iron pin set on an easterly Right of Way line of said Friendsville Road at 1701.72 feet;

Thence with said centerline of Friendsville Road North $13^{\circ}04'15''$ West a distance of 277.14 feet to an iron pin marked "SJL" in a Monument Box at the centerline intersection of said Friendsville Road and Riffel Road (60' ROW);

Thence continuing with said centerline of Friendsville Road North $13^{\circ}07'12''$ West a distance of 507.50 feet to a mag nail set in said centerline marking an easterly extension of a northerly line of the parcel to be described herein;

Thence with said easterly extension of said northerly line South $89^{\circ}54'56''$ West a distance of 35.84 feet to an iron pin set on a westerly Right of Way line of said Friendsville road, said iron pin being the Point of Beginning of the parcel to be described:

- Course 1. Thence along said westerly Right of Way line of Friendsville Road South $13^{\circ}07'12''$ East a distance of 407.37 feet to an iron pin set at a point of curvature in said Right of Way;
- Course 2. Thence with said westerly Right of Way line along a curve to the right with a radius of 55.00 feet, an arc length of 99.22 feet, an interior angle of $103^{\circ}21'30''$ and a chord that bears South $38^{\circ}24'11''$ West a

distance of 86.30 feet to an iron pin set on a northerly Right of Way line of said Riffel Road;

Course 3. Thence with said northerly Right of Way line South $89^{\circ}54'56''$ West a distance of 589.69 feet to an iron pin set at the intersection of said northerly Right of Way line with an easterly line of City Lot 7461, being Hunter's Chase Condominiums tract as shown on Survey number LL-270;

Course 4. Thence with said easterly line of said City Lot 7461 North $13^{\circ}05'12''$ West a distance of 471.20 feet to an iron pin set, passing a $5/8''$ iron pin found on the westerly line of said Northeast Quarter of Section 21 at 476.64 feet;

Course 5. Thence crossing said Richard, et al tract along a new division line North $89^{\circ}54'56''$ East a distance of 658.75 feet to the Point of Beginning and containing 7.000 acres more or less but subject to all legal highways and easements of record.

Basis of Bearing is the Ohio State Plane (North) Coordinate System, NAD 83. Pins set are $5/8''$ rebar with a plastic cap marked "Mannik & Smith Group Inc."

Permanent Parcel Number: Out of 73-00011.000

Prior Instrument Reference: Volume 824, Page 1252, Wayne County, Ohio Official Records