

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 05/01/13

PID 94622

**PARCEL 8-WDV  
LOR-CHESTER ROAD  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF AVON, LORAIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Avon, County of Lorain, State of Ohio, known as being a part of the Connecticut Western Reserve Range 16W, Township 7 North, and being a part of Original Avon Township Section Number 4, and being a part of a parcel of land described in a deed to Inn On The River's Edge, L.P., an Ohio Limited Partnership as recorded in Instrument Number 20010781885 of the Lorain County Deed Records. Said parcel of land lying on the left and right side of the centerline plat of LOR-Chester Road made by Bramhall Engineering & Surveying Company, Inc. and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 611 (a.k.a. Colorado Avenue) (width varies) with the centerline of existing Chester Road (width varies), said point being State Route 611 centerline Station 212+99.99 and being 167.17 feet right of Relocated Chester Road centerline Station 0+30.69 of said centerline survey LOR-Chester Road. Said point is referenced by a 1-inch iron pin found in a monument box being 0.11 feet North 67 degrees 48 minutes 44 seconds East;

Thence North 29 degrees 06 minutes 57 seconds East, along the centerline of said Existing Chester Road, a distance of 276.72 feet to a point in the westerly line of a parcel of land described in a deed to the State of Ohio (108 WD per LOR-90-17.21) as recorded in Volume 933, Page 672 of the Lorain County Deed Records. Said point being 110.06 feet right of Relocated Chester Road centerline Station 3+13.54;

Thence North 0 degrees 00 minutes 33 seconds West, along the westerly line of said State of Ohio (108 WD per LOR-90-17.21) parcel, and along the westerly line of a parcel of land

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described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 201000338932 (Parcel 1) of the Lorain County Deed Records, a distance of 219.84 feet to an iron pin set. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37 and the **True Place of Beginning** of land herein described;

- Course 1: Thence **South 0 degrees 00 minutes 33 seconds East**, along the westerly line of said Dockside Restaurant Group, LLC, (Parcel 1) parcel, a distance of **62.28 feet** to a point in the northerly right-of-way line of Existing Chester Road and the northwesterly corner of a parcel of land described in a deed to the State of Ohio (107 WD per LOR-90-17.21) as recorded in Volume 937, Page 862 of the Lorain County Deed Records. Said point being 7.85 feet left of Relocated Chester Road centerline Station 4+23.12;
- Course 2: Thence **South 33 degrees 26 minutes 51 seconds West**, along the northerly right-of-way line of Existing Chester Road and the northerly line of said State of Ohio (107 WD per LOR-90-17.21) parcel and the northerly line of a parcel of land described in a deed to the State of Ohio (106 WD1 per LOR-90-17.21) as recorded in Volume 938, Page 477 of the Lorain County Deed Records, a distance of **294.77 feet** to a point in the easterly right-of-way line of said State Route 611 and the northeasterly corner of a parcel of land described in a deed to the State of Ohio (106 WD per LOR-90-17.21) as recorded in Volume 938, Page 475 of the Lorain County Deed Records. Said point being 47.34 feet right of Relocated Chester Road centerline Station 1+30.36;
- Course 3: Thence **North 61 degrees 18 minutes 49 seconds West**, along the easterly right-of-way line of said State Route 611 and the northerly line of said State of Ohio (106 WD per LOR-90-17.21) parcel, a distance of **111.23 feet** to an iron pin set. Said iron pin being 61.74 feet left of Relocated Chester Road centerline Station 1+08.63;
- Course 4: Thence **North 42 degrees 9 minutes 18 seconds East**, a distance of **249.28 feet** to an iron pin set. Said iron pin being 62.50 feet left of Relocated Chester Road centerline Station 3+50.00;
- Course 5: Thence **North 47 degrees 37 minutes 12 seconds East**, a distance of **38.50 feet** to an iron pin set. Said iron pin being 63.00 feet left of Relocated Chester Road centerline Station 3+86.50;

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Course 6: Thence **North 55 degrees 33 minutes 33 seconds East**, a distance of **77.96 feet** to an iron pin set in the westerly line of said Dockside Restaurant Group, LLC, parcel and the **True Place of Beginning**. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37.

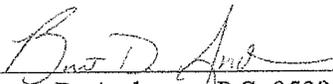
The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-174 and contains within said bounds 0.6279 of an acre, more or less, which includes 0.0000 of an acre in the present road occupied, resulting in a net take of 0.6279 of an acre.

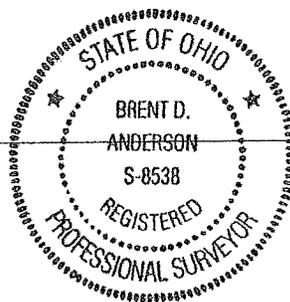
All bearings shown are relative to State Plane Grid Coordinate System, Ohio North Zone, NAD83 (CORS96) Datum based on GPS (VRS) observations of the project mapping control monuments provided by District 3 referencing project LOR-611-9.96 PID: 83447, in January of 2013.

This description is based on a survey made under the direction and supervision of Brent D. Anderson, P.S. 8538 for Bramhall Engineering & Surveying Company, Inc., in January of 2013.

This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538.

Iron pins referred to as being set are 5/8 inch x 36 inches in length with cap stamped "BRAMHALL 8073".

  
Brent D. Anderson, P.S. 8538



*2/9/2013*  
Date

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**PARCEL 8-TV  
LOR-CHESTER ROAD  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT STORM SEWER & DRIVE  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF AVON, LORAIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Avon, County of Lorain, State of Ohio, known as being a part of the Connecticut Western Reserve Range 16W, Township 7 North, and being a part of Original Avon Township Section Number 4, and being a part of a parcel of land described in a deed to Inn On The River's Edge, L.P., an Ohio Limited Partnership as recorded in Instrument Number 20010781885 of the Lorain County Deed Records. Said parcel of land lying on the left side of the centerline plat of LOR-Chester Road made by Bramhall Engineering & Surveying Company, Inc. and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 611 (a.k.a. Colorado Avenue) (width varies) with the centerline of existing Chester Road (width varies), said point being State Route 611 centerline Station 212+99.99 and being 167.17 feet right of Relocated Chester Road centerline Station 0+30.69 of said centerline survey LOR-Chester Road. Said point is referenced by a 1-inch iron pin found in a monument box being 0.11 feet North 67 degrees 48 minutes 44 seconds East;

Thence North 29 degrees 06 minutes 57 seconds East, along the centerline of said Existing Chester Road, a distance of 276.72 feet to a point in the westerly line of a parcel of land described in a deed to the State of Ohio (108 WD per LOR-90-17.21) as recorded in Volume 933, Page 672 of the Lorain County Deed Records. Said point being 110.06 feet right of Relocated Chester Road centerline Station 3+13.54;

Thence North 0 degrees 00 minutes 33 seconds West, along the westerly line of said State of Ohio (108 WD per LOR-90-17.21) parcel, and along the westerly line of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 201000338932 (Parcel 1) of the Lorain County Deed Records, a distance of 219.84 feet to an iron pin set. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37 and the **True Place of Beginning** of land herein described;

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- Course 1: Thence **South 55 degrees 33 minutes 33 seconds West**, a distance of **77.96 feet** to an iron pin set. Said point being 63.00 feet left of Relocated Chester Road centerline Station 3+86.50;
- Course 2: Thence **South 47 degrees 37 minutes 12 seconds West**, a distance of **38.50 feet** to an iron pin set. Said point being 62.50 feet left of Relocated Chester Road centerline Station 3+50.00;
- Course 3: Thence **South 42 degrees 9 minutes 18 seconds West**, a distance of **41.19 feet** to a point. Said point being 59.40 feet left of Relocated Chester Road centerline Station 3+11.00;
- Course 4: Thence **North 20 degrees 49 minutes 2 seconds East**, a distance of **89.65 feet** to a point. Said point being 99.50 feet left of Relocated Chester Road centerline Station 3+86.00;
- Course 5: Thence **North 63 degrees 17 minutes 25 seconds East**, a distance of **99.08 feet** to a point in the westerly line of said Dockside Restaurant Group, LLC, parcel. Said point being 79.24 feet left of Relocated Chester Road centerline Station 4+76.00;
- Course 6: Thence **South 00 degrees 00 minutes 33 seconds East**, along the westerly line of said Dockside Restaurant Group, LLC, parcel, a distance of **27.75 feet** to an iron pin set at the **True Place of Beginning**. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37.

The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-074 and contains within said bounds 0.0922 of an acre, more or less.

All bearings shown are relative to State Plane Grid Coordinate System, Ohio North Zone, NAD83 (CORS96) Datum based on GPS (VRS) observations of the project mapping control monuments provided by District 3 referencing project LOR-611-9.96 PID: 83447, in January of 2013.

This description is based on a survey made under the direction and supervision of Brent D. Anderson, P.S. 8538 for Bramhall Engineering & Surveying Company, Inc., in January of 2013.

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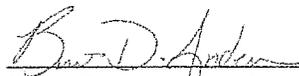
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This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538.

Iron pins referred to as being set are 5/8 inch x 36 inches in length with cap stamped "BRAMHALL 8073".

  
Brent D. Anderson, P.S. 8538



4/9/2013  
Date