

EXHIBIT A

Page 1 of 4

Rev. 06/09

LPA RX 851 WD

Ver. Date 05/01/13

PID 94622

**PARCEL 10-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 to Kevin Frederick Kolyno, Susan Adele Kolyno and Richard Frederick Kalb as recorded in Instrument Number 20050089213 of the Lorain County Deed Records. Said parcel of land lying on the 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 309.99 feet to a point of curvature. Said point being 100.12 feet right of Relocated Chester Road centerline Station 3+48.50. Said point is referenced by a 1-inch iron pin found in a monument box being 0.19 feet South 44 degrees 55 minutes 8 seconds East;

Thence Northeasterly, continuing along the centerline of said Existing Chester Road, a distance of 242.05 feet along the arc of a curve that bears to the right, with a radius of 1528.43 feet, a delta angle of 9 degrees 4 minutes 25 seconds, a tangent of 121.28 feet and a chord length of 241.79 feet bearing North 33 degrees 39 minutes 10 seconds East to a point in the easterly line of

EXHIBIT A

LPA RX 851 WD

a parcel of land described in a deed to the State of Ohio (109 WD per LOR-90-17.21) as recorded in Volume 933, Page 338 of the Lorain County Deed Records. Said point being 20.57 feet right of Relocated Chester Road centerline Station 5+87.64;

Thence South 0 degrees 00 minutes 33 seconds East, along the easterly line of said State of Ohio (109 WD per LOR-90-17.21) parcel, a distance of 121.84 feet to a point in the southerly right-of-way line of said Existing Chester Road and the southeasterly corner of a parcel of land described in a deed to the State of Ohio (110 WD per LOR-90-17.21) as recorded in Volume 977, Page 187 of the Lorain County Deed Records. Said point being 121.05 feet right of Relocated Chester Road centerline Station 5+18.73;

Thence North 26 degrees 19 minutes 11 seconds East, along the southerly right-of-way line of Existing Chester Road and the southerly line of said State of Ohio (110 WD per LOR-90-17.21) parcel, a distance of 108.63 feet to an iron pin set at the **True Place of Beginning** of land herein described. Said iron pin being 68.00 feet right of Relocated Chester Road centerline Station 6+13.53;

Course 1: Thence continuing **North 26 degrees 19 minutes 11 seconds East**, along the southerly right-of-way line of Existing Chester Road and the southerly line of said State of Ohio (110 WD per LOR-90-17.21) parcel, a distance of **13.63 feet** to a point. Said point being 61.34 feet right of Relocated Chester Road centerline Station 6+25.43;

Course 2: Thence **North 43 degrees 46 minutes 34 seconds East**, continuing along the southerly right-of-way line of Existing Chester Road and the southerly line of said State of Ohio (110 WD per LOR-90-17.21) parcel, a distance of **262.09 feet** to a point. Said point being 7.86 feet right of Relocated Chester Road centerline Station 8+82.00;

Course 3: Thence **North 57 degrees 50 minutes 55 seconds East**, continuing along the southerly right-of-way line of Existing Chester Road and the southerly line of said State of Ohio (110 WD per LOR-90-17.21) parcel, a distance of **241.39 feet** to a point of curvature. Said point being 10.29 feet right of Relocated Chester Road centerline Station 11+24.63;

Course 4: Thence Northeasterly, continuing along the southerly right-of-way line of Existing Chester Road and the southerly line of said State of Ohio (110 WD per LOR-90-17.21) parcel, a **distance of 83.91 feet** along the arc of a curve that bears to the right, with a **radius of 1110.92 feet**, a **delta angle of 4 degrees 19 minutes 40 seconds**, a **tangent of 41.98 feet** and a **chord length of 83.89 feet** bearing

EXHIBIT A

Page 3 of 4

LPA RX 851 WD

Rev. 06/09

North 67 degrees 26 minutes 32 seconds East to a point in the westerly line of a parcel of land described in a deed to Paul M. Pustay and Darlene L. Pustay as recorded in Instrument Number 20020857297 of the Lorain County Deed Records. Said point being 15.11 feet right of Relocated Chester Road centerline Station 12+09.33. Said point is referenced by a 5/8-inch iron pin found being 0.68 feet North 51 degrees 47 minutes 27 seconds West;

- Course 5: Thence **South 0 degrees 05 minutes 39 seconds East**, along the westerly line of said Paul M. Pustay and Darlene L. Pustay parcel, passing through an iron pin set at 38.20 feet, a distance of **43.70 feet** to an iron pin set. Said iron pin being 55.00 feet right of Relocated Chester Road centerline Station 11+90.93;
- Course 6: Thence Southwesterly, a **distance of 186.49 feet** along the arc of a curve that bears to the left, with a **radius of 1090.92 feet**, a **delta angle of 9 degrees 47 minutes 41 seconds**, a **tangent of 93.48 feet** and a **chord length of 186.27 feet** bearing **South 60 degrees 26 minutes 52 seconds West** to an iron pin set. Said iron pin being 55.00 feet right of Relocated Chester Road centerline Station 9+95.03;
- Course 7: Thence **South 55 degrees 33 minutes 02 seconds West**, a distance of **193.03 feet** to an iron pin set. Said iron pin being 55.00 feet right of Relocated Chester Road centerline Station 8+02.00;
- Course 8: Thence **South 51 degrees 36 minutes 18 seconds West**, a distance of **188.92 feet** to an iron pin set at the **True Place of Beginning**. Said iron pin being 68.00 feet right of Relocated Chester Road centerline Station 6+13.53.

The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-117 and contains within said bounds 0.4564 of an acre, more or less, which includes 0.0000 of an acre in the present road occupied, resulting in a net take of 0.4564 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.

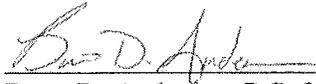
EXHIBIT A

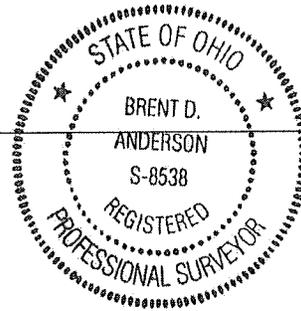
LPA RX 851 WD

Page 4 of 4

Rev. 06/09

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



0/9/2013
Date

EXHIBIT A

Page 1 of 4

LPA RX 887 T

Rev. 07/09

Ver. Date 04/02/14

PID 94622

**PARCEL 10-TV
LOR-CHESTER ROAD
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
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 Kevin Frederick Kolyno, Susan Adele Kolyno and Richard Frederick Kalb as recorded in Instrument Number 20050089213 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 309.99 feet to a point of curvature. Said point being 100.12 feet right of Relocated Chester Road centerline Station 3+48.50. Said point is referenced by a 1-inch iron pin found in a monument box being 0.19 feet South 44 degrees 55 minutes 8 seconds East;

Thence Northeasterly, continuing along the centerline of said Existing Chester Road, a distance of 242.05 feet along the arc of a curve that bears to the right, with a radius of 1528.43 feet, a delta angle of 9 degrees 4 minutes 25 seconds, a tangent of 121.28 feet and a chord length of 241.79 feet bearing North 33 degrees 39 minutes 10 seconds East to a point in the easterly line of a parcel of land described in a deed to the State of Ohio (109 WD per LOR-90-17.21) as recorded in Volume 933, Page 338 of the Lorain County Deed Records. Said point being 20.57 feet right of Relocated Chester Road centerline Station 5+87.64;

EXHIBIT A

LPA RX 887 T

Thence North 0 degrees 0 minutes 33 seconds West, along the easterly line of said State of Ohio (109 WD per LOR-90-17.21) parcel, and along the easterly 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 20100338932 (Parcel 2) of the Lorain County Deed Records, a distance of 92.50 feet to an iron pin set in the easterly line of said Dockside Restaurant Group, LLC, (Parcel 2) parcel at the **True Place of Beginning** of land herein described. Said point being 55.72 feet left of Relocated Chester Road centerline Station 6+39.95;

- Course 1: Thence **North 0 degrees 00 minutes 33 seconds West**, along the easterly line of said Dockside Restaurant Group, LLC, (Parcel 2) parcel, a distance of **18.53 feet** to a point. Said point being 71.00 feet left of Relocated Chester Road centerline Station 6+50.43;
- Course 2: Thence **North 64 degrees 16 minutes 28 seconds East**, a distance of **26.37 feet** to a point. Said point being 67.00 feet left of Relocated Chester Road centerline Station 6+76.50;
- Course 3: Thence **North 42 degrees 20 minutes 10 seconds East**, a distance of **126.86 feet** to a point. Said point being 96.00 feet left of Relocated Chester Road centerline Station 8+00.00;
- Course 4: Thence **North 54 degrees 26 minutes 55 seconds East**, a distance of **130.02 feet** to a point. Said point being 98.50 feet left of Relocated Chester Road centerline Station 9+30.00;
- Course 5: Thence **North 61 degrees 32 minutes 52 seconds East**, a distance of **210.83 feet** to a point of curvature. Said point being 85.00 feet left of Relocated Chester Road centerline Station 11+30.00;
- Course 6: Thence Northeasterly, a **distance of 61.86 feet** along the arc of a curve that bears to the right, with a **radius of 1223.64 feet**, a **delta angle of 2 degrees 53 minutes 48 seconds**, a **tangent of 30.94 feet** and a **chord length of 61.85 feet** bearing **North 66 degrees 48 minutes 25 seconds East** to a point in the westerly line of a parcel of land described in a deed to French Creek Partners, Inc. as recorded in Instrument Number 200601500293 of the Lorain County Deed Records. Said point being 81.69 feet left of Relocated Chester Road centerline Station 11+87.58;
- Course 7: Thence **South 0 degrees 06 minutes 37 seconds East**, along the westerly line of said French Creek Partners, Inc. parcel, a distance of **11.20 feet** to a point of curve

EXHIBIT A

Page 3 of 4

LPA RX 887 T

Rev. 07/09

in the northerly right-of-way line of Existing Chester Road. Said point being 71.52 feet left of Relocated Chester Road centerline Station 11+83.18;

Course 8: Thence Southwesterly, along the northerly right-of-way line of Existing Chester Road, a **distance of 57.55 feet** along the arc of a curve that bears to the left, with a **radius of 1195.92 feet**, a **delta angle of 2 degrees 45 minutes 26 seconds**, a **tangent of 28.78 feet** and a **chord length of 57.55 feet** bearing **South 66 degrees 39 minutes 26 seconds West** to an iron pin set. Said point being 74.59 feet left of Relocated Chester Road centerline Station 11+29.15;

Course 9: Thence **South 61 degrees 38 minutes 40 seconds West**, continuing along the northerly right-of-way line of Existing Chester Road, a distance of **208.96 feet** to an iron pin set. Said point being 88.42 feet left of Relocated Chester Road centerline Station 9+29.78;

Course 10: Thence **South 51 degrees 38 minutes 20 seconds West**, continuing along the northerly right-of-way line of Existing Chester Road, a distance of **209.83 feet** to an iron pin set. Said point being 74.10 feet left of Relocated Chester Road centerline Station 7+20.44;

Course 11: Thence **South 42 degrees 41 minutes 04 seconds West**, continuing along the northerly right-of-way line of Existing Chester Road, a distance of **82.57 feet** to an iron pin set at **the True Place of Beginning**. Said point being 55.72 feet left of Relocated Chester Road centerline Station 6+39.95.

The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-117 and contains within said bounds 0.1304 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.

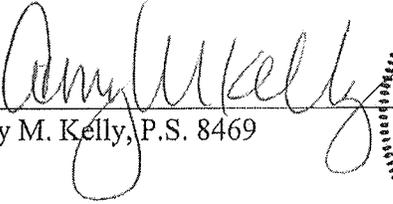
This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538 and updated by Amy M. Kelly, P.S. 8469 in April 2014.

EXHIBIT A

LPA RX 887 T

Page 4 of 4
Rev. 07/09

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


Amy M. Kelly, P.S. 8469


AMY M.
KELLY
S-8469
REGISTERED
PROFESSIONAL SURVEYOR

4/4/2014
Date