

EXHIBIT A

Situated in the City of Willoughby Hills, County of Lake and State of Ohio; and known as being a part of Original Willoughby Township, Lot Nos. 6 and 7 in Tract No. 7 and further bounded and described as follows: Beginning at a point in the center of the 120 foot diameter cul-de-sac of Miller Avenue as shown by Dedication Plat of Miller Avenue recorded in Volume P, Page 27 of Lake County Map Records; thence South 17 deg. 30' 41" West, a distance of 60.00 feet to a point on the Southerly arc of said Cul-de-sac, and the principal place of beginning of the premises herein intended to be described:

Course I: Thence South 5 deg. 50' 47" west, a distance of 24.41 feet to a point in the northerly right-of-way line of the Euclid Spur (Interstate 90);

Course II: Thence South 63 deg. 04' 07" West, along said Northerly right-of-way a distance of 358.36 feet to an iron pin found on the Easterly line of a parcel of land conveyed to Matthew Loncar and Brenda Loncar by deed recorded in Volume 628, Page 550 of Lake County Deed Records;

Course III: Thence North 5 deg. 50' 47" East, along said Easterly line of Loncar a distance of 248.38 feet to an iron pin set on the Southerly right-of-way line of said Miller Avenue;

Course IV: Thence South 84 deg. 09' 13" East. Along said right-of-way of Miller Avenue, a distance of 235.78 feet to a point of curvature;

Course V: Thence 25.23 feet, along the arc of a curve deflecting to the right, said curve having a radius of 30 feet and a chord which bears South 60 deg. 03' 31" East, 24.50 feet to a point of reverse curve;

Course VI: Thence 48.91 feet along the arc of a curve deflecting to the left, said curve having a radius of 60.00 feet and a chord which bears South 59 deg. 19' 10" East, 47.57 feet to the principal place of beginning, according to a survey made April, 1986 by Devevec Sale and Associates, Inc. Civil Engineers and Surveyors.

Permanent Parcel No. 31A-13B-34