

Exhibit A

Legal Description

Parcel 1:

Situated in the City of Willoughby, County of Lake and State of Ohio: And known as being part of Lots Nos. 36 and 55 in Merchant's Survey in said City of Willoughby, and is bounded and described as follows:

Beginning at a gas pipe stake in the North line of East Spaulding Street, 40 feet westerly from the Southeast corner of said Lot No. 36;

Thence North 3° East 136 feet at 63 feet crossing the Gore line to a gas pipe stake in the North line of said Lot No. 55;

Thence North $87\ 1/2^{\circ}$ West 124.4 feet to a gas pipe stake in the North line of said Lot No. 55 at a point 110 feet East of the East line of Erie Street;

Thence Southerly and parallel with Erie Street 136 feet at 73 feet crossing the Gore line to a gas pipe stake in the North line of said East Spaulding Street;

Thence South $87\ 1/2^{\circ}$ East along the North line of said East Spaulding Street, 128.5 feet to the place of beginning, and containing $395/1000$ of an acre of land, be the same more or less, but subject to all legal highways.

Except from the above-described premises, the following described part thereof;

Beginning at a point in the North line of East Spaulding Street 100 feet westerly from the Southeast corner of said Lot No. 36;

Thence North 3° East 136 feet, more or less, at 63 feet crossing to the Gore line to a point in the North line of said Lot No. 55 which is 100 feet West of the Northeast corner of said Lot No. 36;

Thence North $87\ 1/2^{\circ}$ West 64.4 feet to a gas pipe stake in the North line of said Lot No. 55 at a point 110 feet East of the East line of Erie Street;

Thence Southerly and parallel with said Erie Street 136 feet at 73 feet crossing the Gore line to the North line of said East Spaulding Street;

Thence East along the North line of East Spaulding Street to the place of beginning and containing $212/1000$ of an acre of land, be the same more or less, but subject to all legal highways.

Parcel 2:

Situated in the City of Willoughby, County of Lake and State of Ohio: And known as being part of Lots 36 and 55 in the said City of Willoughby bounded and described as follows:

Beginning at the Southwest corner of a lot owned by J.W. Stewart, on the margin of East Spaulding Street; thence Northerly on said J.W. Stewart's West line to the Gore line, 63 feet; thence Northerly on said Stewart's West line 73 feet to land formerly owned by A. Austin, now owned by Geo. Cline; thence West on the Southerly line of land formerly owned by A. Austin, 40 feet; thence Southerly 73 feet to the Gore line; thence Southerly to the margin of East Spaulding Street 63 feet; thence easterly 40 feet to the place of beginning, containing about 20 square rods of land, be the same more or less, but subject to all legal highways.

Premises commonly known as: 8 and 10 Public Square, Willoughby, OH 44094

