

Exhibit "A"

Legal Description

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT 16, TRACT 4 IN SAID TOWNSHIP BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTERLINE OF NEWELL STREET AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO ANNE SABO BY DEED RECORDED IN VOLUME 38, PAGE 188 OF LAKE COUNTY RECORDS OF TORRENS CERTIFICATES; THENCE ALONG THE CENTERLINE OF SAID NEWELL STREET SOUTH 180 21' EAST A DISTANCE OF 332.59 FEET TO A POINT; THENCE BY A LINE WHICH BEARS SOUTH 71 0 36' WEST (PASSING THROUGH AN IRON PIPE STAKE AT 30.00 FEET IN THE WESTERN LINE OF NEWELL STREET) A DISTANCE OF 789.16 FEET TO AN IRON PIPE STAKE; THENCE BY A LINE WHICH BEARS NORTH 1° 10'40" EAST A DISTANCE OF 353.52 FEET TO A POINT WHERE SAID LINE IS INTERSECTION BY THE EXTENSION WESTERLY OF THE SOUTHERLY LINE OF LAND OF SAID ANNE SABO; THENCE ALONG SAID LINE EXTENDED AND ALONG SAID LINE NORTH 71° 38'30" EAST (PASSING THROUGH AN IRON PIPE STAKE AT 121.88 FEET IN THE SOUTHWESTERLY CORNER OF SAID SABO'S LAND) A DISTANCE OF 670.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.579 ACRES OF LAND AS SURVEYED AND DESCRIBED BY FULLERTON AND KERR, REGISTERED SURVEYORS AND ENGINEERS.

SUBJECT TO AN EASEMENT FOR HIGHWAY PURPOSE TO THE STATE OF OHIO A 0.013 ACRE PARCEL OF LAND KNOWN AS PARCEL 39-A IN THE CONSTRUCTION OF LAKELAND EXPRESSWAY (S.R. #2) SAID PARCEL LYING ADJACENT TO AND WEST OF THE WEST RIGHT-OF-WAY OF NEWELL STREET. BEING THE SAME LANE DESCRIBED IN CERTIFICATE OF TITLE NO. 9393 IN THE OFFICE OF THE RECORDS OF LAKE COUNTY, OHIO. BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Commonly Known As: 661 Newell Street, Painesville, OH 44077-1257

Parcel No.: 11-B-063-C-00-006-0