

EXHIBIT "A"

DESCRIPTION OF REAL ESTATE

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO, IS DESCRIBED AS FOLLOWS:

KNOWN AS BEING SUBLLOT NO. 41 IN THE A.B. BARTO SUBDIVISION OF PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT NO. 30, TRACT NO. 1, AS RECORDED IN VOLUME H OF MAPS, PAGE 18 OF LAKE COUNTY RECORDS.

SAID SUBLLOT NO. 41 HAS A FRONTAGE OF 100 FEET ON THE NORTHERLY SIDE OF BRISTOL AVENUE (FORMERLY PARKWOOD ROAD) AND EXTENDS BACK OF EQUAL WIDTH 154.03 FEET DEEP, AND HAS A REAR LINE OF 100 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, ZONING ORDINANCES OF THE TOWNSHIP OF PAINESVILLE, IF ANY, AND TAXES AND ASSESSMENTS, BOTH GENERAL AND SPECIAL, FOR THE SECOND HALF OF THE YEAR 1996 AND THEREAFTER.

PARCEL NO. 11A-24A-52

PROPERTY COMMONLY KNOWN AS: 23 BRISTOL AVENUE, PAINESVILLE, OHIO 44077