

**EXHIBIT A  
LEGAL DESCRIPTION**

File Number J09-2713

0.635 Acres

Situated in the City of Painesville, County of Lake and State of Ohio, and being a part of Lot 12, Tract 2 and being further bounded and described as follows:

Beginning at the intersection of the Easterly right of way of Valley View Drive (50 ft.) and the Southerly right of way of State Route 84 (East Walnut Avenue), said point being station 8+44.89, 35 feet right, and also being the Northwesterly corner of a parcel of land conveyed to Barbara J. Alban (PPN 15-B-016-A-00-032-0) as recorded in Volume 811, Page 889 of the Lake County Records.

Thence South  $33^{\circ} 28' 00''$  East, following the Easterly right of way of Valley View Drive, a distance of 63.50 feet to a point of curvature;

Thence continuing on the Easterly right of way of Valley View Drive along the arc of a curve to the right having a radius of 481.68 feet, a delta angle of  $22^{\circ} 48' 37''$  and a chord length of 190.50 feet bearing South  $22^{\circ} 03' 45''$  East, a distance of 191.76 feet to a point referenced by a 3/4 inch iron pipe found at the Southwesterly corner of a parcel of land conveyed to Leslie J. Edwards (PPN 15B-016A-31) as recorded in Document 2004R039893 of the Lake County Records and being the Principal Place of Beginning of the parcel herein to be described;

Thence North  $79^{\circ} 12' 40''$  East, along the Southerly line of said Edwards property, passing through a 5/8 inch iron pin set at 164.27 feet and an iron pin found with a Landig cap at 247.14 feet (0.20 feet East, 0.16 feet South) on the Southerly right of way of State Route 84, a total distance of 311.00 feet to a point in the centerline of State Route 84;

Thence South  $49^{\circ} 15' 40''$  East, along the centerline of State Route 84, a distance of 157.00 feet to a point which is the Northeasterly corner of a parcel of land conveyed to Mathew J. Scharver (PPN 15B-016A-28) as recorded in Document 200207566 of the Lake County Records;

Thence South  $88^{\circ} 35' 20''$  West, along the Northerly line of said Scharver property, crossing the Southerly right of way of State Route 84 at 74.50 feet, said point lying within the Grand River, a total distance of 257.81 feet to a point referenced by a 5/8 inch iron pin found (0.21 feet South);

Thence North  $15^{\circ} 34' 30''$  East, a distance of 17.20 feet to a point referenced by a 2 inch iron pipe found (0.54 feet East, 0.32 feet South);

Thence South  $89^{\circ} 04' 30''$  West, a distance of 165.91 feet to a 5/8 inch iron pin set on the Easterly right of way of Valley View Drive;

Thence following said right of way, along the arc of a curve to the left, having a radius of 481.68 feet, delta angle of  $04^{\circ} 24' 55''$ , chord length of 37.11 feet bearing North  $08^{\circ} 26' 59''$  West, a distance of 37.11 feet to the Principal Place of Beginning, and containing 0.635 acres of land of which 0.171 acres are contained in the right of way of State Route 84, as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc. Professional Engineers and Surveyors. Be the same more or less, but subject to all legal highways and easements. Surveyed in June of 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration of Daniel J. Gerson, P.S. #8137.

The basis of bearing for this survey is the centerline of Valley View Drive (50 ft.)

0.064 Acres

Situated in the City of Painesville, County of Lake and State of Ohio, and being a part of Lot 12, Tract 2, and being further bounded and described as follows:

Beginning at the intersection of the Easterly right of way of Valley View Drive (50 ft.) and the Southerly right of way of State Route 84 (East Walnut Avenue) said point being station 8+44.89, 35 feet right and also being the Northwesterly corner of a parcel of land conveyed to Barbara J. Alban (PPN 15-B-016-A-00-032-0) as recorded in Volume 811, Page 889 of the Lake County Records;

Thence, South 33° 28' 00" East, following the Easterly right of way of Valley View Drive, a distance of 63.50 feet to a point of curvature;

Thence continuing on the Easterly right of way of Valley View Drive, along the arc of a curve to the right having a radius of 481.68 feet, a delta angle of 27° 13' 32" and a chord length of 228.88 feet bearing South 19° 51' 17" East, a distance of 226.74 feet to a point referenced by a drill hole set at the Southwesterly corner of a parcel of land conveyed to Richard L. & Julia M. Cody (PPN 15B-016A-30) as recorded in Document 2004R027143 of the Lake County Records and being the Principal Place of Beginning of the parcel herein to be described;

Thence, North 89° 04' 30" East, along a Southerly line of said Cody property, a distance of 165.91 feet to a 2 inch iron pipe found (0.54 feet East, 0.32 feet South);

Thence, South 15° 34' 30" West, a distance of 17.20 feet to a point referenced by a 5/8 inch iron pin found (0.21 feet South) at the Northeasterly corner of a parcel of land conveyed to Mathew J. Scharver (PPN 15B-016A-27) as recorded in Document 200207566 of the Lake County Records;

Thence, South 88° 35' 20" West, along the Northerly line of said Scharver property, a distance of 159.71 feet to a drill hole set on the eastern right of way of Valley View Drive;

Thence, following said right of way, along the arc of a curve to the left, having a radius of 481.68 feet, delta angle of 02° 07' 46" chord length of 17.90 feet bearing North 05° 10' 38" West, a distance of 17.90 feet to the Principal Point of Beginning, and containing 0.064 acres of land, as surveyed and described by Daniel J. Gerson, P.S. #8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same more or less, but subject to all legal highways and easements. Surveyed in June of 2006.

All iron pins set are 5/8 inch diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson P.S. #8137.

The basis of bearing for this survey is the centerline of Valley View Drive (50 ft.)

Premises commonly known as: 429 Valley View Drive, Painesville, Ohio 44077

Permanent Parcel No. 15B016A000300 combined with Parcel No. 15B016A000290

END OF LEGAL DESCRIPTION