

EXHIBIT "A"

DESCRIPTION OF REAL ESTATE

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE VILLAGE OF FAIRPORT HARBOR, COUNTY OF LAKE, STATE OF OHIO, IS DESCRIBED AS FOLLOWS:

SURVEY DESCRIPTION OF LANDS OF VICTORIA A. VOLPE AS DESCRIBED IN INSTRUMENT NO. 2001R004850 OF THE LAKE COUNTY DEED RECORDS

SITUATED IN THE VILLAGE OF FAIRPORT HARBOR, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING A PART OF THE CHESTNUT STREET ALLOTMENT (PROPOSED), ALSO KNOWN AS PPN 14A-011A-019 IN THE VILLAGE OF FAIRPORT HARBOR, COUNTY OF LAKE, STATE OF OHIO AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1" IRON PIPE FOUND IN THE EASTERLY SIDELINE OF CHESTNUT STREET (60 FEET) AT ITS INTERSECTION WITH THE SOUTHERLY SIDELINE OF THIRD STREET (60 FEET) AND THE NORTHWESTERLY CORNER OF LANDS OF MADELEINE L. POPP, AS DESCRIBED IN LAKE COUNTY DEED VOLUME 206 - PAGE 239 (PPN-14A-011-016); THENCE ALONG THE WESTERLY SIDELINE OF CHESTNUT STREET S 00° 31' 19" E A DISTANCE OF 196.06 FEET TO AN IRON PIPE FOUND IN THE SOUTHWESTERLY CORNER OF LANDS OF GREGORY A. AND TAMMY M. RANDALL AS DESCRIBED IN LAKE COUNTY DEED NO. 970031345 (PPN-14A-011A-018) AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE I THENCE N 89° 08' 30" E A DISTANCE OF 123.30 FEET TO AN IRON PIN SET IN THE NORTHWESTERLY CORNER OF LANDS OF EUGENE N. AND EVELYN M. LOUMA AS DESCRIBED IN LAKE COUNTY DEED NO. 2005R033655 (PPN-14A-011A-008);

COURSE II THENCE ALONG THE WESTERLY LINE OF SAID LOUMA S 00° 31' 19" E A DISTANCE OF 39.97 FEET TO AN IRON PIN SET IN THE SOUTHEASTERLY CORNER OF LANDS OF ROBERT B. KING TR. AS DESCRIBED IN LAKE COUNTY DEED NO. 200206772 (PPN-14A-011A-020);

COURSE III THENCE ALONG THE NORTHERLY LINE OF SAID KING S 89° 08' 30" W A DISTANCE OF 123.30 FEET TO AN IRON PIPE FOUND (0 09°N/0.18°W) IN THE EASTERLY SIDELINE OF CHESTNUT STREET;

COURSE IV THENCE ALONG SAID EASTERLY SIDELINE OF CHESTNUT STREET N 00° 31' 19" W A DISTANCE OF 39.97 FEET TO AN IRON PIPE FOUND AND THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.1131 ACRES, AS SURVEYED AND DESCRIBED IN NOVEMBER, 2006 BY THOMAS M. COFFMAN P.S., OHIO REGISTERED SURVEYOR NO. 6857, BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

INTENDING TO RE-SURVEY A PARCEL OF LAND PREVIOUSLY DESCRIBED IN LAKE COUNTY DEED NO. 20008036 (PPN-14A-011A-019).

ALL IRON PINS SET ARE 5/8" X 30" AND HAVE A CAP THAT IS MARKED THOMAS M. COFFMAN P.S. - S6857.

ALL IRON PINS FOUND ARE 1" O.D.

BASIS OF BEARING IS THE BEARING OF CHESTNUT STREET AS SHOWN IN THE DEED RECORDED IN INST. NO. 2001R004850 AND MONUMENTATION FOUND.

PARCEL NO. 14A011A000190

PROPERTY COMMONLY KNOWN AS 316 CHESTNUT STREET FAIRPORT HARBOR, OHIO 44077