

EXHIBIT A

Legal Description:

SITUATED IN THE VILLAGE OF FAIRPORT COUNTY OF LAKE, AND STATE OF OHIO: AND KNOWN AS BEING A PART OF SUBLOT NO. 2 OF C.A. MOODEY'S SUBDIVISION AS RECORDED IN VOLUME A, PAGE 27 LAKE COUNTY RECORD OF PLATS, OF PART OF GREAT LOTS 5 AND 6, TRACT 4 IN SAID VILLAGE AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTH LINE OF NEW STREET AT A POINT WHICH IS LOCATED WESTERLY A DISTANCE OF 39 FEET, MEASURED ALONG THE SOUTH LINE OF NEW STREET, FROM A POINT AT THE NORTHWEST CORNER OF LAND CONVEYED TO ALIX AND ANNA GERGELY BY DEED DATED MAY 3, 1910, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SUBLOT NO. 2.

THENCE BY A LINE PARALLEL WITH THE WEST LINE OF SAID GERGELY'S LAND SOUTHERLY A DISTANCE OF 66 FEET TO A POINT IN THE NORTH LINE OF LAND CONVEYED TO JAMES E. AND ELIZABETH BERES BY DEED RECORDED IN VOLUME 164, PAGE 414, LAKE COUNTY RECORDS OF DEEDS;

THENCE ALONG THE NORTH LINE OF SAID BERES' LAND, SAID LINE ALSO BEING THE NORTH LINE OF SUBLOT 1 OF C.A. MOODEY'S THE SUBDIVISION, WESTERLY A DISTANCE OF 45 FEET TO A POINT;

THENCE BY A LINE PARALLEL WITH THE WESTERLY LINE OF SAID GERGELY'S LAND NORTHERLY A DISTANCE OF 66 FEET TO A POINT IN THE SOUTH LINE OF NEW STREET;

THENCE ALONG THE SOUTH LINE OF NEW STREET, EASTERLY A DISTANCE OF 45 FEET TO THE PLACE OF BEGINNING AS DESCRIBED, FROM LAKE COUNTY RECORDS, BY FULLERTON AND KERR, REGISTERED ENGINEERS AND SURVEYORS, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.