

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:

PARCEL NO. 2
REAL ESTATE LOCATED AT 402 RIVER STREET, GRAND RIVER, OHIO 44045 AND DESCRIBED AS FOLLOWS: SITUATED IN THE VILLAGE OF GRAND RIVER, COUNTY OF LAKE AND STATE OF OHIO: AND KNOWN AS BEING PART OF SUBLOT NO. 70 IN BEAL'S SURVEY OF OAKLEYS ADDITION OF PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT NO. 22, TRACT NO. 4 AS SHOWN BY THE RECORDED PLAT IN VOLUME A OF MAPS, PAGE 19 OF LAKE COUNTY RECORDS. BEGINNING AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO M.W. GROW AND NELLIE J. GROW BY DEED RECORDED APRIL 15, 1919 IN VOLUME 65 PAGE 392 OF LAKE COUNTY RECORDS, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF WILMOT STREET; THENCE NORTH 74° 16' EAST ALONG THE SAID SOUTHEASTERLY LINE OF WILMOT STREET ABOUT 96 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WILMOT STREET WITH THE SOUTHWESTERLY LINE OF RIVER STREET; THENCE SOUTH 32° 52' EAST ALONG THE SOUTHWESTERLY LINE OF RIVER STREET ABOUT 64 FEET TO THE NORTHEASTERLY CORNER OF LAND CONVEYED TO JOHN AND RITA WELCH BY DEED RECORDED JULY 18, 1952 IN VOLUME 321 PAGE 98 OF LAKE COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID WELCH'S LAND SOUTH 59° 11' WEST 97 FEET TO THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO M.E. AND NELLIE J. GROW IN VOLUME 65, PAGE 392 AS AFORESAID; THENCE NORTH 29° 22' WEST ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO M.E. AND NELLIE GROW 89 FEET TO THE SOUTHEASTERLY LINE OF WILMOT STREET AND THE PLACE OF BEGINNING, CONTAINING .116 ACRES, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 3
SITUATED IN THE VILLAGE OF GRAND RIVER, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING PART OF SUBLOT NO. 70 IN BEAL'S SURVEY OF OAKLEYS ADDITION OF PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT 22, TRACT NO. 4 AS SHOWN BY THE RECORDED PLAT IN VOLUME A OF MAPS, PAGE 19 OF LAKE COUNTY RECORDS, BEGINNING AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO MAURICE E. GROW AND NELLIE J. GROW BY DEED RECORDED OCTOBER 9, 1915 IN VOLUME 57, PAGE 515 OF LAKE COUNTY RECORDS, SAID POINT BEING IN THE SOUTHEASTERLY LINE OF WILMOT STREET, THENCE SOUTH 74° 16' WEST ALONG THE SAID SOUTHEASTERLY LINE OF WILMOT STREET ABOUT 58.6 FEET TO THE NORTHEASTERLY CORNER OF LAND CONVEYED TO RALPH J. STANHOPE AND CECELIA STANHOPE BY DEED RECORDED OCTOBER 7, 1935 IN VOLUME 154 PAGE 46 OF LAKE COUNTY RECORDS, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO RALPH J. AND CECELIA STANHOPE IN VOLUME 154 PAGE 46 OF LAKE COUNTY RECORDS ABOUT 105 FEET TO THE SOUTHEASTERLY CORNER OF LAND AS CONVEYED IN VOLUME 154 PAGE 46, SAID POINT BEING ALSO IN THE NORTHWESTERLY LINE OF LAND CONVEYED TO JOHN AND RITA WELCH BY DEED RECORDED JULY 18, 1952 IN VOLUME 321 PAGE 98 OF LAKE COUNTY RECORDS, THENCE NORTH 58° 54' EAST 46.7 FEET ALONG THE NORTHWESTERLY LINE OF LAND OF SAID WELCH TO THE SOUTHWESTERLY LINE OF LAND CONVEYED TO MAURICE E. AND NELLIE J. GROW IN VOLUME 57 PAGE 515 AS AFORESAID; THENCE NORTH 29° 22' WEST 89 FEET ALONG THE SOUTHWESTERLY LINE OF LAND SO CONVEYED TO GROWS IN VOLUME 57 PAGE 515 TO THE SOUTHEASTERLY LINE OF WILMOT STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF PARCEL 2 AND THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 13-A-005-A-00-001-0 AND 13-A-005-A-00-002-0

PROPERTY COMMONLY KNOWN AS: 402 RIVER STREET, GRAND RIVER, OHIO 44045