

## EXHIBIT A

LEGAL DESCRIPTION – Auditor's Parcel No. 16-C-080-C-00-001-0

### PARCEL NO. 1:

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot No. 9, Tract 13 of said Township, being more particularly described as follows: Beginning on the center line of Plains Road (also known as the Painesville-Euclid Road), (State Route 283), 60 feet side at a iron monument marking the intersection of the center line of the Plains Road (60 feet wide) – with the center line of the Reynolds Road (State Route 306) (60 feet wide); thence in a westerly direction and along the center line of Plains Road (60 feet wide) a distance of 160 feet to the south east corner of lands conveyed to Anna Risman by Deed dated June 29, 1964 and recorded in Volume 599, Page 132 of Lake County Records. Thence along the easterly line of lands so conveyed to Anna Risman in a northerly direction and parallel to the center line of Reynolds Road (60 feet wide) a distance of 180 feet to a point; thence in a easterly direction and parallel to the center line of Plains Road (60 feet wide) a distance of 160 feet to a point in the center line of Reynolds Road (60 feet wide); thence in a southerly direction along said center line of Reynolds Road 180 feet to the place of beginning.

Excepting therefrom that part conveyed to the State of Ohio by Deed dated May 20, 1991 and recorded in Volume 620, Page 966 of Lake County Records.

Together with rights of ingress and egress to State Route 306 (Reynolds Road) as reserved in the Deed to the State of Ohio by Deed dated May 20, 1991 and recorded in Volume 620, Page 966 of Lake County Records.

Also together with rights of ingress & egress to the above described parcel over the following parcel: Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot No. 9, Tract 13 of said Township, being more particularly described as follows: Beginning on the center line of Plains Road (also known as the Painesville-Euclid Road, State Route 283) (60 feet wide) at an iron monument marking the intersection of Plains Road (60 feet wide) and the center line of Reynolds Road (60 feet wide); thence in a westerly direction along the center line of Plains Road a distance of 189.19 to a point and the principal place of beginning; thence in an easterly direction along said center line of Plains Road a distance of 29.19 feet to a point; thence in a northerly direction parallel to the center line of Reynolds Road a

distance of 95.38 feet to a point; thence in a southwesterly direction to the place of beginning be the same more or less.

Address: 7341 Lake Shore Blvd., Mentor, OH 44060

**PARCEL NO. 2:**

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot No. 9 Tract 13 of said Township, being more particularly described as follows: Beginning at an iron pin where the center line of Plains Road is intersected by the center line of Reynolds Road; thence along the center line of Reynolds Road North 5°00' West a distance of 180 feet to a point and the principal place of beginning of the premises here in being described; thence in a westerly direction and parallel with the center line of Plains Road (60 feet wide) a distance of 160 feet to a point; thence North 5°00' West parallel with the East line of Sublot No. 34 of the Talbot Estates Subdivision to a point in the South line of lands conveyed to the Cleveland Electric Illuminating Company; thence along the South line of said companies land North 82°17'50" East to a point in the westerly line of Reynolds Road; thence North 75°47' East to the center line of Reynolds Road, said point being the northeast corner of a 0.393 acre parcel of land conveyed to Waite W. Talbot and Lea H. Talbot as recorded in Volume 446, page 15 of Lake County Records of Deeds; thence southerly along the center line of Reynolds Road to the place of beginning be the same more or less.

Excepting therefrom that part conveyed to the State of Ohio by Deed dated September 25, 1991 and recorded in Volume 662, Page 441 of Lake County Records.

Together with rights of ingress and egress to State Route 306 (Reynolds Road) as reserved in the Deed to the State of Ohio by Deed dated September 25, 1991 and recorded in Volume 662, Page 441 of Lake County Records.

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