

LEGAL DESCRIPTION

Situated in the City of Mentor, County of Lake and State of Ohio:

And known as being a part of Original Mentor Township Lot No. 7, Tract No. 2 and Block "A" in the Seaton Place Subdivision of part of Original Mentor Township Lot No. 7, Tract No. 2, as shown by the recorded plat in Volume X of Maps, Page 14 of Lake County Records, and bounded and described as follows:

Beginning at a point in the centerline of Center Street, at the Southwesterly corner of Hallmark Subdivision, as recorded in Volume K of Maps, Page 55 of Lake County Records; thence South 2° 38' West along the centerline of Center Street, a distance of 121.00 feet; thence South 89° 45' 25" East, a distance of 200.00 feet to a point; thence North 2° 38' East, along a line parallel to and distant 200.00 feet from the centerline of Center Street, a distance of 120.98 feet to the Southerly line of said Subdivision; thence North 89° 45' West, along the Southerly line of said Subdivision a distance of 200.00 feet to the centerline of Center Street and the principal place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM that portion of land conveyed to The State of Ohio in Document No. 200033645 and further described as follows:

Situated in the City of Mentor, County of Lake and State of Ohio and in Township 10 North; Range 9 West known as being a part of Lot No. 7, Tract 2 and Block "A" in The Seaton Place Subdivision as recorded in Volume X, Page 14 of Lake County Plat Records and bounded and described as follows:

Being a parcel of land lying on the right side of the centerline of a survey, made by The Department of Transportation, Recorded in Volume 2000R33645 in the office of The Lake County Recorder and being located within the following described points in the boundary thereof:

Beginning in the centerline of State Route 615 at its intersection with the centerline of Seaton Place of beginning being located at Station 14+33.13 on said centerline survey; thence North 6° 16' 20" East, along said centerline of State Route 615, 30.03 feet to a point in the Westerly prolongation of the existing Northerly right-of-way line of Seaton Place, said point being located at Station 14+63.16 and further being the true place of beginning; thence North 6° 16' 20" East, continuing along said centerline of State Route 615, 120.81 feet to a point in the Southerly line of land of Mark S. and Rebecca A. Olivo as recorded under Document No. 960019267 of the Lake County Records, said line also being the line between Seaton Place Subdivision and Hallmark Subdivision No. 2, said point at Station

EXHIBIT A

UCL 1984 PAGE 0537

P10-1859 / F10-01032

Legal Description Continued

15+83.96; thence South $86^{\circ} 06' 55''$ East, along said Southerly line of land of Olivo and said subdivision line, 32.03 feet to a point 32.00 feet RIGHT of Station 15+85.30; thence South $6^{\circ} 16' 20''$ West, 97.86 feet to a point 32.00 feet RIGHT of Station 14+87.44; thence on the arc of a curve deflecting to the LEFT, (the radius of which is 22.00 feet and the chord of which bears South $39^{\circ} 55' 35''$ East and is 31.76 feet in length), 35.48 feet to a point in the above said existing Northerly right-of-way line of Seaton Place, said point being 54.92 feet RIGHT of Station 14+65.46; thence North $86^{\circ} 07' 30''$ West, along said existing Northerly right-of-way line of Seaton Place and its Westerly prolongation, 54.97 feet to the true place of beginning and containing 3,980 square feet of land, including the present roadway which occupies 3,624 square feet of land, more or less as calculated and described in August 1999 by Richard J. Bilski, Ohio Registered Surveyor No. 5244 of CT Consultants, Inc., Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.