

EXHIBIT I

**EXHIBIT A**

Legal Description

2747 S.O.M. Center Road  
Willoughby Hills, OH 44094

Situated in the City of Willoughby Hills, County of Lake, State of Ohio and known as being part of Original Willoughby Township, Lot No. 1 Tract No. 2 and being known as Parcel #8 of Chagrin North Office Park on a 15.4513 acre parcel of land now or formerly owned by Richard Valore, Tr. By deed dated November 29, 1984 and as recorded in Volume 107, Page 117 (Permanent Parcel #31A-14-16) of Lake County Official Records and further bounded and described as follows:

Beginning at the intersection of the centerline of S.O.M. Center Road (aka State Route 91) with the centerline of Chardon Road (aka U.S. Route 6);

Thence South 2 degrees 12' 28" West along said centerline of S.O.M. Center Road a distance of 175.00 feet to a point;

Thence North 22 degrees 27' 26" East, a distance of 46.67 feet to a point on the Easterly sideline of S.O.M. Center Road, and point also being the Southwesterly corner of land as conveyed to Alan L. Palgut by deed dated May 14, 1987 and as recorded in Volume 307, Page 1057 (PPN 31A-4-14) of Lake County Official Records and being the Principle Place of Beginning of the premises herein intended to be described;

Course I

Thence South 87 degrees 47' 32" East along the Southerly line of said Palgut's Land a distance of 146.48 feet to the Southeasterly corner thereof, said point also being on the Westerly line of Parcel #1 of Chagrin North Office Park as conveyed to A. Richard Valore, Tr. by deed dated January 26, 1987 and as recorded in Volume 278, Page 1073 (31A-4-18) of Lake County Official Records;

Course II

Thence South 2 degrees 12' 28" West along said Westerly line of Richard Valore, Tr.'s land a distance of 40.00 feet to an angle point therein;

Course III

Thence South 51 degrees 01' 14" East along a Southwesterly line of said Richard Valore Tr.'s land a distance of 87.34 feet to an angle point therein;

EXHIBIT I

Exhibit A, continued:  
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Course IV

Thence South 85 degrees 55' 18" East along the Southerly line of said Richard Valore, Tr.'s land and Southerly line of Parcel #2 Chagrin North Office Park as conveyed to Chagrin North II Limited Partnership by deed dated January 17, 1989 and as recorded in Volume 440, Page 386 (PPN 31A-4-21) of Lake County Official Records, a distance of 291.00 feet to the Southeasterly corner of said Chagrin North II's land;

Course V

Thence South 4 degrees 04' 42 West a distance of 114.70 feet to a point;

Course VI

Thence North 85 degrees 55' 18" West a distance of 116.43 feet to a point;

Course VII

Thence South 4 degrees 04' 42" West, a distance of 40.00 feet to a point of intersection with the Easterly prolongation of the Northerly line of land as conveyed to Independent Savings Association by deed dated September 17, 1982 and as recorded in Volume 897, Page 1171 (PPN 31A-4-17) of Lake County Deed Records;

Course VIII

Thence North 85 degrees 55' 18" West along said Easterly prolongation of the Northerly line of said Independent Savings Association's land, a distance of 386.07 feet to a point on said Easterly sideline of S.O.M. Center Road;

Course IX

Thence North 2 degrees 12' 28" East along said Easterly sideline of S.O.M. Center Road, a distance of 240.00 feet to the Principle Place of beginning and containing 2.0214 acres of land as calculated and described from Lake County Records by William D. Landeg, Registered Surveyor No. 4594 of Lake, Inc. Engineers and Surveyors in April 1989, be the same more or less, but subject to all legal highways.

The above described parcel is subject to and the use of a 40 foot wide Ingress/Egress Easement as recorded in Volume 440, Page 378 of Lake County Official Records.

PPN: 31A-004-0-00-022-0