

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE AND STATE OF OHIO:

AND BEING A PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 6, TRACT NO. 3 AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.O.M. CENTER ROAD (110 FEET WIDE) DISTANT S 02° 15' 00" W, 300.00 FEET MEASURED ALONG SAID RIGHT-OF-WAY FROM THE NORTHERLY LINE OF SAID ORIGINAL LOT NO. 6, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO IDALEEN K. ROSEN BY DEED DATED AUGUST, 27, 1990, RECORDED IN VOLUME 563, PAGE 974 OF THE LAKE COUNTY DEED RECORDS;

THENCE ALONG THE SAID NORTHERLY LINE OF ROSEN, N 87° 28' 58" W, 390.00 FEET TO THE NORTHWESTERLY CORNER OF SAID ROSEN PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID ROSEN PARCEL, S 02° 15' 00" W, 202.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL, WHICH IS ALSO THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1) THENCE ALONG A SOUTHERLY LINE OF SAID ROSEN PARCEL, S 79° 53' 34" E, 75.71 FEET TO A POINT;

COURSE 2) THENCE N 87° 28' 58" W, 75.00 FEET TO A POINT;

COURSE 3) THENCE N 02° 15' 00" E, 10.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 375 SQUARE FEET OF LAND ACCORDING TO A SURVEY BY MATTHEW C. NEFF, REGISTERED SURVEYOR NO. 7315-OHIO IN AUGUST, 1991, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL B:

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE AND STATE OF OHIO:

AND BEING A PART OF ORIGINAL WILLOUGHBY TOWNSHIP NO. 6, TRACT 3 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF S.O.M. CENTER ROAD (110') AT THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO BERNADINE WAGNER AND RECORDED IN VOLUME 214, PAGE 886 OF LAKE COUNTY RECORD OF DEEDS;

THENCE N 87° 30' 30" W, 55.00 FEET ALONG WAGNER'S NORTHERLY LINE TO AN IRON PIN FOUND AT THE WESTERLY RIGHT-OF-WAY LINE OF S.O.M. CENTER ROAD;

THENCE N 02° 15' 00" E, 273.40 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.O.M. CENTER ROAD TO AN IRON PIN SET, SAID IRON PIN BEING THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN INTENDED TO BE DESCRIBED;

THENCE N 79° 55' 05" W, 75.71 FEET TO AN IRON PIN SET;

THENCE N 87° 30' 30" W, 240.00 FEET TO AN IRON PIN SET;

THENCE N 79° 55' 05" W, 75.71 FEET TO AN IRON PIN SET;

THENCE N 02° 15' 00" E, 202.16 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO MARY B. KAUFMANN BY DEED RECORDED IN VOLUME 875, PAGE 49 OF LAKE COUNTY RECORD OF DEEDS;

THENCE S 87° 30' 30" E, 390.00 FEET ALONG KAUFMANN'S SOUTHERLY LINE TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY LINE OF S.O.M. CENTER ROAD;

THENCE S 02° 15' 00" W, 222.16 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.O.M. CENTER ROAD TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 1.90 ACRES OF LAND AS SURVEYED AND DESCRIBED BY TERRENCE G. GERSON, P.S. #6662, FOR WILLIAM R. GRAY ASSOCIATES, INC., PROFESSIONAL ENGINEERS AND SURVEYORS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL B, THE FOLLOWING:

PARCEL C:

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE AND STATE OF OHIO:

AND BEING A PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 6, TRACT NO. 3 AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.O.M. CENTER ROAD (110 FEET WIDE) DISTANT S 02° 15' 00" W 472.02 FEET MEASURED ALONG SAID RIGHT-OF-WAY FROM THE NORTHERLY LINE OF SAID ORIGINAL LOT NO.6;

COURSE 1: THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY OF S.O.M. CENTER ROAD (110 FEET WIDE), S 02° 15' 00" W, 50.14 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO IDALEEN K. ROSEN BY DEED DATED AUGUST 27, 1990 AND RECORDED IN VOLUME 563, PAGE 974 OF THE LAKE COUNTY DEED RECORDS;

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C

COURSE 2: THENCE ALONG THE SOUTHERLY LINE OF THE SAID ROSEN PARCEL, N 78° 53' 34" W, 75.71 FEET TO AN ANGLE POINT THEREIN;

COURSE 3: THENCE CONTINUING ALONG THE SAID SOUTHERLY LINE OF THE ROSEN PARCEL, N 87° 28' 58" W, 104.53 FEET TO A POINT THEREIN;

COURSE 4: THENCE N 81° 12' 27" E, 50.99 FEET TO A POINT;

COURSE 5: THENCE S 87° 28' 58" E, 99.35 FEET TO A POINT OF CURVE;

COURSE 6: THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, 47.26 FEET TO THE PLACE OF BEGINNING, SAID ARC HAVING A RADUIS OF 30.00 FEET AND A CHORD WHICH BEARS N 47° 23' 01" E, 42.53 FEET AND CONTAINING 2,144 SQUARE FEET OF LAND, ACCORDING TO A SURVEY BY MATTHEW C. NEFF, REGISTERED SURVEYOR NO. 7315-OHIO IN AUGUST, 1991, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 31-A-005-G-00-056-0

COMMONLY KNOWN AS 2916 SOM CENTER ROAD, WILLOUGHBY HILLS, OHIO 44094