

EXHIBIT A

Situated in the City of Painesville, County of Lake and State of Ohio, and known as being a part of Sublot No. 2 in Mary L. Stockwell's Survey of part of Original Lot No. 1, Tract No. 3 as shown by the recorded plat in Volume A of Maps, page 56 of Lake County Records, bounded and described as follows:

Beginning in the Southerly line of Kensington Avenue at its intersection with the Westerly line of land conveyed to Clyde B. and Mary E. Myers by deed recorded April 9, 1949 in Volume 263, Page 117 of Lake County Records, said point being 100 feet Westerly along said Southerly line 100 feet from the Westerly line of Liberly Street;

1. thence Southerly along the Westerly line of land so conveyed to Clyde B. and Mary E. Myers about 60 feet to the Northerly line of Sublot No. 3 being the Northerly line of land so conveyed to Floyd B. and Jean M. Mortland by deed recorded November 5, 1945 in Volume 214, Page 47 of Lake County Records;
2. thence Westerly along the Northerly line of land conveyed to Floyd H. and Jean M. Mortland 100 feet to the Easterly line of a 15 foot alley;
3. thence Northerly along the Easterly line of said Alley 60 feet to the Southerly line of Kensington Avenue;
4. thence Easterly along the Southerly line of Kensington Avenue 100 feet to the place of beginning, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the City of Painesville, County of Lake and State of Ohio, and known as being a part of a 15 foot Alley in Mary A. Stockwell's Survey of part of Original Painesville Township Lot No. 1, Tract No. 3 as shown by the recorded Plat in Portfolio A, Page 56 of Lake County Map Records (said Alley now vacated as shown in Volume 30, Page 27 of Lake County Records of Plats) and is bounded and described as follows: Beginning on the South margin of Kensington Avenue (60 feet wide) at the Northwesterly corner of Sublot 2 of said Stockwell's Survey and the principal place of beginning of this description:

1. thence South $07^{\circ} 52' 17''$ East along the Westerly line of Sublot 2, a distance of 60 feet to the Northwesterly corner of Sublot 3 of said Subdivision;
2. thence South $87^{\circ} 30' 16''$ West along the projection of the Southerly line of Sublot 2 a distance of 7.65 feet to a point on the centerline of said vacated Alley;
3. thence North $07^{\circ} 52' 17''$ West along the centerline of said vacated Alley, a distance of 60 feet to a point on the Southerly margin of Kensington Avenue.
4. thence North $87^{\circ} 30' 16''$ East along said Southerly margin a distance of 7.65 feet to the principal place of beginning of this description and contains
Continued

EXHIBIT A - Continued

0.0103 acres of land according to a survey in January 1998, by Schade Surveying Company, William F. Schade Jr., Professional Surveyor 5-6008, be the same more or less, but subject to all legal highways.

Bearings are based on the centerline of Kensington Avenue being North 87° 30' 16" East and are used to described angles only.

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