

**EXHIBIT A
LEGAL DESCRIPTION**

File Number: J120313

Situated in the City of Willoughby, County of Lake and State of Ohio and described as follows, to wit:

And known as being all of Sublot No. 56 and the Northerly 20 feet of Sublot No. 58, Block 3, in Arrowhead Beach Allotment of part of Original Willoughby Township Lot No. 4, Douglas Tract and part of Original Mentor Township Lot 11, Tract 13 and Lot 1, Tract 16 as shown by the recorded plat in Volume E of Maps, Page 13 of Lake County Records, bounded and described as follows: Beginning at the intersection of the Southerly line of Sublot No. 54, Block 3, and the westerly line of Iroquois Avenue (40 feet in width), Thence Southerly along the said Westerly line of Iroquois Avenue on a curved line deflecting to the left, said curved line having a chord which bears S. 1°51'14" E. 63.03 feet and a arc of 60.03 feet and a radius of 7210.11 feet ; thence N. 89° 52' 00" W. 134.03 feet to the Easterly line of Sublot No. 59, Block 3; thence N. 0° 48' 30" E. 60.01 feet along the said Easterly line of Sublot No. 59 and the Easterly line of Sublot No. 57 to the Northeasterly corner thereof; thence S. 89° 52'00" E. 131.19 feet along the Southerly line of Sublot No. 54 to the said Westerly line of Iroquois Avenue and the place of beginning, be the same more or less, but subject to all legal highways.

Premises commonly known as:
652 Iroquois Avenue
Willoughby, OH 44094

Permanent Parcel No(s).:
27B057J000210

End of Exhibit A Legal Description