

EXHIBIT A

Legal Description:

The land referred to in this commitment, situated in the Township of Painesville, County of Lake, State of Ohio, is described as follows:

Property in Painesville Township, Lake County, State of Ohio: known as being a part of Lot 20 in Track No.1 in said Township, being more particularly described as follows:

Beginning at point where the center line of Madison Avenue is intersected by the dividing line between the lands formerly owned by Bert G. Riker and the lands of Elizabeth Young: Being the Northwesterly corner of land conveyed to Edgar M. and Elma H. Satterfield by deed recorded in Volume 177, Page 591 of Lake County Records.

Thence S. 3 degrees 30', West along said Satterfields West line 792.00 feet to an iron pipe stake, said course being also marked by an iron pipe stake on the South line of Madison Avenue:
Thence S. 85 degrees 34', East along said Satterfields South line, 110.22 feet to an iron pipe stake on the West line of land formerly owned by Mark Welch, Jr. Conveyed to Alan C. and Janet Rattery by deed in Volume 774, Page 591 of Lake County Records;

Thence South 3 degrees 30', West along said Welches West line, 1190.2 feet to an iron pipe stake on the South line of Lot No. 20;

Thence N. 83 degrees, 57 1/2' West along said Lot line, 170.22 feet to an iron pipe stake in the Easterly line of land conveyed to Willis W. and Lucille M. Rippin by Deed Recorded in Volume 241, Page 565 of Lake County Records;

Thence North 3 degrees 30', East 1896.44 feet along Rippins Easterly line to the center of Madison Avenue said course being also marked by an iron pipe stake on the South line of Madison Avenue.

Thence South 85 degrees 34', East along the center of Madison Avenue, 60.00 feet to the place of the beginning, containing 5.41 acres of land, according to a survey made October 16, 1934 by Clyde C. Hadden, surveyor, be the same more or less, but subject to all legal highways.

Excepting therefrom land conveyed to Tibor C. Lakatos and Lisa M. Lang recorded on July 24, 1995 in Lake County deed records, Volume 1138, Page 921.

Less and except the following described property:

Situated in the Township of Painesville, Range 8, Town 11 of the Connecticut Western Reserve, County of Lake, and State of Ohio, and known as being part of Lot 20, Tract 1 of said township, and further bounded and described as follows:

Commencing at a 1/2" iron pin found in a monument assembly at the centerline intersection of Madison Avenue (60' R/W) and Bowhall Road;

thence North 88 deg. 04' 14" West, along the centerline of Madison Avenue, a distance of 1209.70 feet to a point and the northwest corner of lands conveyed to J.E. and B.S. Livengood by Instrument No. 2002063209 of Lake County Deed Records;

thence South 1 deg. 02' 50" West, along the west line of said Livengood and passing over a 3/4" iron pipe found at 29.85 feet and joining and following the west line of lands conveyed to B.M. Rodecker by Instrument No. 2007015555 of Lake County Deed Records at a 5/8" capped "Babcock and Jones" rebar found at 243.34 feet, a total distance of 577.35 feet to a 5/8" capped rebar set, said point being the true point of beginning for the parcel herein described;

thence South 1 deg. 02' 50" West, along the west line of said Rodecker, a distance of 212.00 feet to a 3/4" iron pipe found at the southwest corner thereof and on the north line of lands conveyed to T.C. and L.L. Lakatos by Volume 1138, Page 921 of Lake County Deed Records;

thence North 88 deg. 04' 14" West, along the north line of said Lakatos, a distance of 60.00 feet to a point (witnessed by a 5/8" capped "Crabbs" rebar found 0.16 feet West) on the east line of lands conveyed to J.L. and R.L. Darida by Instrument No. 2004001666 of Lake County Deed Records;

thence North 1 deg. 02' 50" East, along the east line of said Darida, a distance of 212.00 feet to a 5/8" capped rebar set;

thence South 88 deg. 04' 14" East, along a new line, a distance of 60.00 feet to the true point of beginning and containing 0.2920 acres of land as surveyed in April, 2009 by Clifford H. McGuire, Professional Surveyor No. 7770. Bearing basis for the centerline of Madison Avenue was taken from deed 20008142. All rebars placed were 5/8" x 30" with I.D. cap, "C.H. McGuire, P.S. 7770". The intent of this description is to split 0.2920 acres from 1.0871 acres conveyed to L.L. and L.L. Lagasse by Instrument No. 2002047358 (P.P.N. 11A-022-0-00-005-0).