

EXHIBIT "A"

Situated in the Township of Painesville, County of Lake, and State of Ohio:

And known as being part of Original Painesville Township Lot No. 2, Tract No. 2 and being part of Sublot 20 and part of Sublot 21, Block 6 in the Painesville-on-the-Lake Allotment as recorded in Volume D, Page 13 of the Lake County Plat Records and bounded and described as follows:

Beginning at an iron pin set on the west right-of-way of Bellevue Avenue at the southeast corner of Sublot 22, Block 6 of the Painesville-on-the-Lake Allotment as recorded in Volume D, Page 13 of the Lake County Plat Records;

Thence N. 10 deg. 27' 00" W., along the west right-of-way of Bellevue Avenue, a distance of 55.00 feet to an iron pin set, said iron pin being the principal place of beginning;

Thence N. 89 deg. 57' 00" W., a distance of 107.96 feet, to an iron pin set on the easterly right-of-way of Sycamore Drive;

Thence Northerly, along the Easterly right-of-way of Sycamore Drive, on a curve deflecting to the left, said curve having a radius of 979.09 feet, a chord of 55.03 feet, a chord bearing of N. 02 deg. 05' 42" E., an arc distance of 55.04 feet to an iron pin set;

Thence S. 89 deg. 57' 00" E., a distance of 105.52 feet, to an iron pin set on the west right-of-way of Bellevue Avenue;

Thence S. 00 deg. 27' 00" E., along the west right-of-way of Bellevue Avenue, a distance of 55.00 feet, to the principal place of beginning; and containing 0.134 acres of land, more or less, but subject to all legal highways.

The above described property was surveyed by James A. Ziemba, Professional Surveyor No. 7094 on July 20, 1998. Iron pins were set at all points indicated hereon. The intent of this description is to describe the southerly 30.00 feet of Sublot 20 and the northerly 25.00 feet of Sublot 21 and containing 0.134 acres of land.

Parcel Number: 11B-041G-05-021-0

Property Address: 174 Sycamore Drive, Painesville, OH 44077

File No.: 06-2347-RB

