

Exhibit A

Legal Description

Situated in the City of Fairport Harbor, County of Lake and State of Ohio and known as being a part of Sublot No. 24, 25, 30 in the Fairland Allotment Proposed, of a part of the Original Palmyersville Township Lot 3, Tract 4; beginning at a point in the Easterly sideline of Vine Street, said point being located North 0° 40' West, measured along Easterly sideline of Vine Street, a distance of 80.00 feet from the Northerly sideline of New Fourth Street;

Thence, North 0° 40' West, continuing along the Easterly sideline of Vine Street, a distance of 65.00 feet to the Southwest corner of a parcel of land conveyed to Alice M. Rendrick, by deed recorded in Volume 384, Page 275, Lake County Record of Deeds;

Thence, North 89° 00' East, along the Southerly line of land so conveyed to Alice M. Rendrick, a distance of 123.24 feet to the southeasterly corner thereof;

Thence, South 0° 40' East along the Easterly line of Sublot No. 30 of the Fairland Allotment Proposed, a distance of 20.00 feet to the Southeast corner of said Sublot No. 30, said point also being the Northeast corner of Sublot No. 28 of the Fairland Allotment;

Thence, South 89° 00' West, along the Northerly line of Sublot No. 28, a distance of 40.00 feet to the Northwest corner of Sublot No. 28;

Thence, South 0° 40' East, along the Westery line of Sublot No. 28, a distance of 48.00 feet to a point;

Thence, South 89° 00' West, parallel to the Northerly sideline of New 4th Street, a distance of 83.24 feet to the place of beginning, containing 6480 square feet of land;

SUBJECT TO A DRIVEWAY EASEMENT for the property to the North described as follows: Beginning at a point in the Easterly sideline of Vine Street, said point being located North Easterly sideline of Vine Street, said point being located North 0° 40' West, measured along the Easterly sideline of Vine Street, a distance of 143.00 feet from the Northerly sideline of New Fourth Street;

Thence, North 0° 40' West, continuing along the Easterly sideline of Vine Street, a distance 5 feet to the southwest corner of land conveyed to Rendrick, recorded in Volume 384, Page 275, Lake County Deed Records;

Thence, North 89° 00' East, along the Southerly line of the land conveyed to Rendrick, a distance of 93 feet to a point,

Thence, 0° 40' East, a distance of 5 feet to a point,

Thence, South 89° 00' West, parallel to the Southerly line of Rendrick's land, a distance of 83 feet to the place of beginning, said premises known as 344-348 Vine Street, Fairport Harbor, Ohio, be the same or less, but subject to all legal highways.