

**EXHIBIT A
LEGAL DESCRIPTION**

File Number: J133029

Situated in the City of Painesville, County of Lake, State of Ohio, all that certain lands situate in Lot 3, Township Number 11, North, Range VIII West, in the Connecticut Western Reserve Survey. A resurvey of the lands to Ridge Road Properties, LLC, as recorded in Document Number 2005R040881 (PPN 15D-002-0-00-007-0) in the Office of the County Recorder, further described.

Beginning at a point to mark the West line of Watson Street (46 feet wide) at the Southeast corner of lands to Raymond F. Wargo, as recorded in Document Number 200022953 (PPN 15D-002-0-00-008-0) (said point being referenced by a 3/4" iron pipe found North 41° 07' 48" East, 0.42 feet from the corner) said point being located from a drill hole found in a concrete walk to mark the right of way intersection of the West line of Watson Street with the South line of West Jackson Street (60 feet wide) South 39° 37' 07" East, a distance of 135.06 feet, to the point and place of beginning.

Thence; the following (4) courses and distances: South 39° 37' 07" East, with the West line of Watson Street, a distance of 62.00 feet to a 3/4" iron pipe found to mark a point at the Northeast corner of lands to Andrew S. Rupert, as recorded in document number 200147382 (PPN 15D-002-0-00-006-0),

Thence: South 51° 07' 48" West, with the North line of said Rupert and the North line of lands to Professional Arts Building Partnership, as recorded in Deed Volume 3, Page 1163 (PPN 15D-002-0-00-001-0) A distance of 142.13 feet to mark a point at the Southeast corner of lands to Mark S. and Betty J. Derus, as recorded in Document Number 960038825 (PPN 15D-002-0-00-010-0) (Said point being referenced by a 3/4" iron pipe found, South 02° 49' 53" East, 2.30 feet from the corner).

Thence; North 40° 05' 23" West, with the East line of said Professional Arts Building Partnership, a distance of 62.01 feet to mark an angle point in the East line of said Derus (Said point being referenced by a 1" iron pipe found North 64° 57' 32" East, 1.34 feet from the corner).

Thence; North 51° 07' 48" East, with the East line of said Derus and the South line of said Wargo (thru a drill hole found in a concrete retaining wall at 31.64 feet) a total distance of 142.64 feet to the point and place of beginning, said land containing 0.2026 acres as surveyed and described in June 2006 by Timothy E. Stocker, P.S. 7245 Crabbs' Surveying order 4043, basis of bearings are to an assumed meridian along the centerline of Watson Street, South 39° 37' 07" East.

Premises commonly known as:
51 -55 Watson Street
Painesville, OH 44077

Permanent Parcel No(s).:
15D-002-0-00-007-0

End of Exhibit A Legal Description