

EXHIBIT A

Situated in the City of Painesville, County of Lake and State of Ohio; And known as being a part of Lot No. 103 in the Phelps's Survey and is further bounded and described as follows: Beginning at a point in the centerline of Sanford Street, said point being also the Northwest corner of a 0.568 acre parcel of land conveyed to James M. and W. Lorraine Leroy by Volume 690, Page 498 of Lake County Deed Records; Thence Southerly along Leroy's Westerly line approximately 180 feet to a point, said point being also the Northeast corner of a 0.354 acre parcel of land conveyed to M.N. Goodrich by Volume 738, Page 251 of Lake County Deed Records; Thence along Goodrich's Northerly line North 88 degrees 52' 30" West, a distance of approximately 49 feet to a point, said point being also the Southeasterly corner of Sublot No. 144 in Fruitland Park Subdivision as recorded in Volume G, Page 46 of Lake County Records of Plats; Thence Northerly along the East line of said Sublot No. 144, approximately 180 feet to a point in the centerline of Sanford Street, said point being also the prolongation Northerly to the Easterly line of said Sublot No. 144, said point being also the Northwest corner of the land conveyed to Willa Murray by Volume 198, Page 369 of Lake County Deed Records and Volume 207, Page 164 of Lake County Deed Records; Thence Easterly along the centerline of Sanford Street, a distance of approximately 49 feet to the place of beginning, be the same more or less, but subject to all legal highways, containing approximately 0.177 acres of land.

Subject to an easement conveyed to the State of Ohio for 0.013 acres designated as Parcel No. 51 C and filed for record in Volume 518, Page 141 of Lake County Deed Records. Subject to an easement conveyed to the State of Ohio for 0.008 acres designated as Parcel No. 51C-SL and filed for record in Volume 518, Page 144 of Lake County Records.