

DESCRIPTION OF LAND

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being part of Lot No. 37, Tract No. 4 in said Township and being further bounded and described as follows:

Beginning at a 5/8" x 30" iron pin and capped Babcock, Jones & Associates, Inc. at the intersection of the southerly right-of-way line of Wellesley boulevard (60 feet wide) and the northwesterly corner of land conveyed to Michael and Jennifer Rose by Document No. 2002R060656 of Lake County Official Records, Permanent Parcel No. 11A-14A-14;

Course I: Thence South 37 degrees 56' 17" West along the northerly line and to the southwesterly corner of Michael and Jennifer Rose a distance of 240.00 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the easterly line of land conveyed to Concord Investments Co. by deed recorded in Volume 829, Page 600 of Lake County Deed Records, Permanent Parcel No. 11A-14-27 and 16A-27-1;

Course II: Thence North 52 degrees 07' 30" West along the easterly line of Concord Investments Co., a distance of 77.20 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc.;

Course III: Thence North 37 degrees 52' 30" East a distance of 245.33 feet to a 5/8" x 30" iron pin set and capped Babcock, Jones & Associates, Inc. on the southerly right-of-way line of Wellesley Boulevard;

Course IV: Thence along the arc of a curve of the southerly right-of-way line of Wellesley Boulevard deflecting to the left a distance of 60.30 feet, with a radius of 340.00 feet and a chord of 60.22 feet which bears South 47 degrees 02' 43" East to a point;

Course V: Thence South 52 degrees 07' 30" East along the southerly right-of-way line of Wellesley Boulevard a distance of 17.50 feet to the place of beginning and containing, 0.428 of an acre of land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in April, 2004.

Bearings are based upon the centerline of Wellesley Boulevard being South 52 degrees 07' 30" East and are used to described angles only.

PROPERTY ADDRESS: 56 Wellesley Road, Painesville, Ohio 44077
Parcel No. 11-A-014-A-00-013-0

EXHIBIT "A"