

EXHIBIT A

PARCEL ONE:

Situated in the City of Mentor-on-the-Lake, County of Lake and State of Ohio:

And known as being Sublot No. 150 in Lucerne Gardens Allotment No. 1 of part of Original Mentor Township Lot Nos. 3 and 8, Tract Nos. 13 and 16, as shown by the recorded plat in Volume F of Maps, Page 11 of Lake County Records, and being 30.75 feet front on the Southerly side of Dahlia Drive, 10.00 feet on the curved turnout between the Easterly side of Dahlia Drive and the Westerly side of Lucerne Drive, and extending back 94.15 feet on the Easterly line, which is also the Westerly side of Lucerne Drive, 103.82 feet on the Westerly line, and having a rear line of 40.84 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

PARCEL TWO:

Situated in the City of Mentor-on-the-Lake, County of Lake and State of Ohio:

And known as being a part of Original Mentor Township Lot No. 3, Tract No. 16 and further known as being a portion of Lucerne Drive as vacated by the recorded plat in Volume F, Page 87 of Lake County Records and bounded and described as follows:

Beginning at the Southeasterly corner of Sublot No. 150 in Lucerne Gardens Allotment No. 1, as shown by the recorded plat in Volume F, Page 11 of Lake County Records; thence North 00 deg. 15' 00" East along the Easterly side of said Sublot No. 150, a distance of 19.00 feet to a point; thence South 89 deg. 42' 00" East, a distance of 20.00 feet to a point; thence South 00 deg. 15' 00" West, a distance of 19.00 feet to a point; thence North 89 deg. 42' 00" West, a distance of 20.00 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PARCEL THREE:

Situated in the City of Mentor-on-the-Lake, County of Lake and State of Ohio:

And known as part of Lucerne Drive in Lucerne Gardens Subdivision of part of Original Mentor Township Lot No. 3 of Tract No. 16 as recorded in Volume F, Page 11 of Lake County Map Records being further bounded and described as follows:

Beginning at a point in the Easterly line of Sublot No. 150 in said Lucerne Gardens Subdivision, said point being in the Northwest corner of the vacated Lucerne Drive as recorded in Volume P, Page 87 of Lake County Map Records;

Course I: Thence North 00 deg. 15' 00" East along said Easterly line, 75.15 feet to a point of curved turnout;

Course II: Thence South 14 deg. 38' 59" East, 77.78 feet to a point in the Northeast corner of said vacated Lucerne Drive;

Course III: Thence North 89 deg. 42' 00" West, 20.00 feet to the place of beginning and containing 0.017 of an acre of land, be the same more or less, but subject to all legal highways.

Parcel Number: 19A089K000600

Parcel Number: 19A089K000610

Address: 7464 Dahlia Drive, Mentor on the Lake, OH 44060