EXHIBIT A

Legal Description:

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being part of original Willoughby Township Lot 3 in Tract 1 and presently owned by Nicholas L. and Anne R. Mann as recoded instrument no. 2004R016770 and also known as permanent parcel #31-A-002-0-00-001-0, and further described as follows:

Beginning at an iron pin found within a monument box at the intersection of Euclid-Chardon Road and Worrell Road;

Thence South 0 degrees 20' 31" West along Worrell Road a distance of 136.45 feet to the northeast corner of the permanent parcel no. 31-A-002-0-00-041-0 recorded in the name of Peter & Vicki Pozzuto in Deed Vol. 942 Page 299;

Thence North 73 degrees 04' 54" West a distance of 197.74 feet to a 5/8" iron rebar found, said iron rebar being the northwest corner of permanent parce4l no. 31-A-002-0-00-041-0 recorded in the name of Peter and Vicki Pozzuto in Deed Vol., 942 Page 299, passing through a 5/8 inch iron rebar found 31.35 feet north-westerly of the northeast corner of permanent parcel no. 31-A-002-0-00-041-0;

Thence North 15 degrees 42' 27" East a distance of 165.90 feet to the northeast corner of permanent parcel no. 31-A-002-0-00-039-0 recorded in the name of Carole Madonado in Deed Bol. 825 Page 911 and located on the centerline of Euclid-Chardon Road, passing through a 1 inch hollow iron pipe found 31.03 feet south-westerly of northeast corner of permanent parcel no. 31-A-0-002-0-00-039-0;

Thence South 60 degrees 53' 00" East along centerline of Euclid-Chardon Road a distance of 166.07 feet of the principal place of beginning of the parcel herein described:

The parcel surveyed contains 0.604 acres of land, but is subject to all legal highways, easements and restrictions of record.

The legal description is based upon the assumption that the centerline of Euclid-Chardon Road bears North 60 degrees 53' 00" West from the pin found within the intersecting Euclid-Chardon & Worrell monument box to another centerline pin found within a monument box north-westerly thereof (954.89 feet between said monuments)

This legal description is based upon an actual field survey performed on June 19, 2004 for Nicholas L. and Anne R. Mann, by John Telesz, P.S. No. 7846