

EXHIBIT A

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Lot No. 6, Tract No. 2 in said City and being further bounded and described as follows;

Beginning at the intersection of the centerlines of Bank Street (S.R. 84) (width varies) and Marshall Drive (50 feet wide);

Thence along the arc of the centerline of Bank Street deflecting to the right a distance of 174.54 feet with a radius of 1,223.88 feet and a chord of 174.40 feet which bears South 46° 55' 22" West, to the southeasterly corner of land conveyed to American National Red Cross by deed recorded in Volume 866, Page 685 of Lake County Deed Records, Permanent Parcel No. 15B-14D-52, said point being the principal place of beginning;

COURSE I

Thence along the arc of the centerline of Bank Street deflecting to the right a distance of 68.90 feet with a radius of 1,223.88 feet and a chord of 68.90 feet which bears South 52° 37' 17" West to a P.K. nail found;

COURSE II

Thence South 54° 14' 03" West, along the centerline of Bank Street a distance of 17.24 feet to a P.K. nail found;

COURSE III

Thence along the arc of the centerline of Bank Street deflecting to the right a distance of 45.03 feet with a radius of 1,089.80 feet and a chord of 45.02 feet which bears South 55° 25' 04" West, to the Corporation Line between the City of Painesville and the Township of Painesville;

COURSE IV

Thence North 32° 35' 39" West, along said Corporation Line, passing thru a 5/8" Iron pin found at 30.00 feet, a distance of 188.87 feet to a 5/8" Iron pin found on the southerly line of American National Red Cross;

COURSE V

Thence North 64° 21' 00" East, along the southerly line of American National Red Cross a distance of 19.50 feet to a 5/8" Iron pin found;

COURSE VI

Thence South 64° 28' 00" East, along the southerly line of American National Red Cross a distance of 31.65 feet to a 5/8" Iron pin found;

COURSE VII

Thence South 71° 48' 00" East, along the southerly line of American National Red Cross a distance of 33.00 feet to a 5/8" Iron pin found;

COURSE VIII

Thence South 75° 45' 00" East along the southerly line of American National Red Cross a distance of 33.00 feet to a 1" Iron pipe found;

COURSE IX

Thence South 85° 21' 00" East, along the southerly line of American National Red Cross a distance of 30.36 feet to a 5/8" Iron pin found;

COURSE X

Thence South 88° 29' 00" East, along the southerly line of American National Red Cross a distance of 33.00 feet to a 5/8" Iron pin found;

COURSE XI

Thence South 32° 29' 00" East, along the southerly line of American National Red Cross, passing thru a 5/8" Iron pin found at 34.65 feet a distance of 64.85 feet to the principal place of beginning and containing 0.3814 of an acre of land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in December, 2007.

Bearings are based upon the centerline of Bank Street being South 54° 14' 03" West, and are used to describe angles only. Be the same more or less.

Property Address: 1030 Bank Street, Painesville, OH 44077 ✓
Tax ID No.: 35-A-007-0-00-001-0