

The land referred to herein below is situated in the City of Mentor, County of Lake, State of Ohio, and is described as follows:

And known as being a portion of a five (5) acre tract of land in Lot No.8, Tract 8, Mentor Township and is further bounded and described as follows:

Beginning at an iron pin monument, which is the intersection of Center Street aka S.R. 615, and Fracci Court, aka Service Road "D", (60 feet wide); thence North 89 deg. 05' 09" East, along the centerline of said Fracci Court a distance of 56.23 feet to a point;

Thence South 3 deg. 04' 05" East, a distance of 30.02 feet to an iron pipe stake, said iron pipe stake also being the intersection of the east line of said Center Street and the south line of said Fracci Court, and the principal place of beginning;

Thence North 89 deg. 05' 09" East, along the southerly street line of said Fracci Court, a distance of 272.63 feet to an iron pipe stake and point of curvature;

Thence southeasterly along the street line of said Fracci Court, by a curved line, curving to the right, having a radius of 70.00 feet, a central angle of 92 deg. 51' 53", a bearing of South 44 deg. 28' 52" East, a chord distance of 101.44 feet and an arc distance of 113.48 feet to an iron pipe stake and point of tangency;

Thence South 1 deg. 57' 02" West, along the westerly street line of said Fracci Court a distance of 177.74 feet to a point, said point also being a northeasterly corner of land conveyed to L.T.R. Partnership by deed, as recorded in Volume 752, Page 809, Lake County Record of Deeds;

Thence South 89 deg. 05' 09" West, along the north line of land conveyed to said L.T.R. Partnership, a distance of 324.22 feet to an iron pipe stake, said iron pipe stake being on the east street line of said Center Street;

Thence North 3 deg. 04' 05" West, along the easterly street line of said Center Street, a distance of 251.20 feet to the principal place of beginning, containing 1.9046 acres of land, more or less, according to a survey by Joseph A. Levstek, Ohio Registered Surveyor No. 4969 in March, 1974.

Prior Instrument No. 2008R031040, Recorder's Office, Lake County, Ohio
Parcel No. 16B039000005
Address: 7000 Fracci Court, Mentor, Ohio, 44060

EXHIBIT A