

EXHIBIT A

Legal Description:

Parcel no. 1:

Situated in the Township of Madison, County of Lake and State of Ohio: and known as being a part of Lot 1, Tract 3 in said Township and is bounded and described as follows:

Beginning in the center line of Hubbard Road at the Northeast corner of land conveyed to Ancel P. and Annabel I. Powell by deed recorded in Volume 268, Page 128, Lake County record of deeds, said point of beginning also being located North 0 degree 04' 30" West a distance of 1053.04 feet from a monument where the center line of Hubbard Road intersects the center line of North Ridge Road;

thence along the North line of land of said Powell due West (at 30.00 feet passing through an iron pipe stake in the West line of said Hubbard Road) a distance of 200.00 feet to an iron pipe stake in the East line of land owned by Robert and Mary E. Quirk; thence along the East line of land of said Quirk North 0 degree 04' 30" West a distance of 100.00 feet to an iron pipe stake;

thence parallel with the North line of land of said Powell due East (at 170.00 feet passing through an iron pipe stake in the West line of said Hubbard Road) a distance of 200.00 feet to the center line of said Road;

thence along the center line of said Hubbard Road South 0 degree 04' 30" East a distance of 100.00 feet to the place of beginning, containing 0.459 of an acre of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Parcel no. 2:

Situated in the Township of Madison, County of Lake and State of Ohio: and known as being a part of Lot 1, Tract 3 in said Township and is bounded and described as follows:

Beginning at an iron pipe stake in the South line of land conveyed to Joseph B. & Jeanne F. Lexa by deed recorded in Volume 373, Page 89, Lake County records of deeds and at the Northwest corner of land conveyed to John Ruth by deed recorded in Volume 303, Page 219 Lake County records of deeds;

thence along the West line of land conveyed to said Ruth as aforesaid South 0 degree 04' 30" East a distance of 200 feet to an iron pipe stake at the Northwest corner of land conveyed to Ancel P. and Annabel Powell by deed recorded in Volume 268, Page 128 Lake County records of deeds;

thence on continuation Westerly of the North line of said Powell due West a distance of 217.80

feet to an iron pipe stake;

thence parallel with the West line of land of said Ruth, North 0 degree 04' 30" West a distance of 200.00 feet to an iron pipe stake in the South line of land of said Lexa;

thence along the South line of said Lexa due East a distance of 217.80 feet to the place of beginning, containing 1.00 acres of land as surveyed and described by Fullerton & Kerr, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.