

EXHIBIT A

Legal Description:

"Situated in the Township of Perry, County of Lake, and State of Ohio: and known as being part of Lot Nos. 69 and 79 in said Township and being further bounded and described as follows: Beginning at the intersection of the centerline of Blackmore Road (60 feet wide) and the Northeasterly corner of land conveyed to Deborah Moyer by deed recorded in Volume 868, Page 386 of Lake County Deed Records: COURSE I Thence North 88 degrees 28' West along the Northerly line and to the Northwesterly corner of Deborah Moyer, passing thru an iron pipe at 30.01 feet, a distance of 503.96 feet an iron pin on the Easterly line of land conveyed to Frank and Charlotte Angeloro by Deed recorded in Volume 861; Page 131 of Lake County Deed Records; COURSE II Thence North 6 degrees 32' West along the Easterly line of Frank and Charlotte Angeloro, a distance of 217.28 feet to an iron pin; COURSE III Thence South 88 degrees 28' East, passing thru an iron pin at 498.68 feet, a distance of 528.69 feet to a point on the centerline of Blackmore Road; COURSE IV Thence due South along the centerline of Blackmore Road, a distance of 215.21 feet to the place of beginning and containing 2.550 acres of land, subject to all legal highways, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343, in October 1990. Excepting and reserving therefrom: Situated in the Township of Perry, County of Lake and State of Ohio: And known as being part of Original Lots Nos. 69 and 79 and further being known as land conveyed to William P. Mattingly by Document No. 200113700 of Lake County Records, further bounded and described as follows: Beginning at a point in the centerline of Blackmore Road, 60 feet wide, at the Northeasterly corner of land conveyed to Leland E. Mills, Jr. and Tabitha Y. Mills by Document No. 970023424 of Lake County Records; COURSE I Thence North 88 deg 28' 00"" West along the Northerly line of land so conveyed to Leland E. Mills, Jr. and Tabitha Y. Mills passing through a 1-1/4 inch iron pipe found at 30.01 feet, a total distance of 503.96 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof in the Easterly line of lands conveyed to Apsco Properties LTD. by Document No. 960031314 and Document No. 970009008 of Lake County Records; COURSE II Thence North 6 deg 32' 00"" West along said Easterly line of land so conveyed to Apsco Properties LTD and along the Easterly line of land conveyed to Deming I LLC by Document No. 200108287 of Lake County Records a distance of 217.28 feet to a 5/8 inch iron pin found (I.D. Babcock and Jones) at the Southwesterly corner of land conveyed to John C. Beardslee by Document No. 970032987 of Lake County Records; COURSE III Thence South 88 deg 28' 00"" East along the Southerly line of land so conveyed to John C. Beardslee a distance of 208.26 feet to a 5/8 inch iron pin set; COURSE IV Thence South 0 deg 00' 00"" East a distance of 150.05 feet to a 5/8 inch iron pin set; COURSE V Thence South 88 deg 28' 00"" East passing through a 5/8 inch iron pin set at 290.42 feet a total distance of 320.43 feet to a point in said centerline of Blackmore Road; COURSE VI Thence South 0 deg 00' 00"" East along said centerline of Blackmore Road a distance of 65.16 feet to the Place of Beginning and containing 1.4466 acres of land (1.4017 acres of land excluding the area within the right-of-way of Blackmore Road) as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on November 26, 2001 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193. "