

EXHIBIT A

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SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF THE HENRIETTA BREED PROPERTY ON NORTH ST. CLAIR STREET IN THE SAMUEL FOWLER LOTS, TRACT 4, IN ORIGINAL PAINESVILLE TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE STAKE IN THE NORTH LINE OF NORTH ST. CLAIR STREET, AT THE SOUTHWEST CORNER OF LAND OWNED BY STEPHEN AND MARION K. LIPOVICH;

THENCE NORTH 14 DEG. 34' EAST, ALONG SAID LIPOVICH'S WEST LINE, A DISTANCE OF 180.05 FEET TO AN IRON PIPE STAKE;

THENCE NORTH 73 DEG. 56' WEST, A DISTANCE OF 43.70 FEET TO AN IRON PIPE STAKE;

THENCE SOUTH 16 DEG. 30' WEST, A DISTANCE OF 169.41 FEET TO AN IRON PIPE STAKE ON THE NORTH LINE OF NORTH ST. CLAIR STREET;

THENCE SOUTHEASTERLY, ALONG THE NORTH LINE OF NORTH ST. CLAIR STREET, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 1100.04 FEET AND A CHORD OF 50.00 FEET BEARING SOUTH 66 DEG. 09' EAST, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.173 ACRES OF LAND, AS SURVEYED AND DESCRIBED BY WM. R. GRAY, REGISTERED SURVEYOR NO. 2752, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.