

Exhibit A

PRELIMINARY JUDICIAL REPORT



PJR 15026231

Order Number 15026231

Guaranteed Party Name
Guaranteed Party Address

Yellowbrick Storage, LLC
7001 Center Street
Mentor, OH 44060

SCHEDULE A

DESCRIPTION OF LAND

Situated in the Township of Concord, County of Lake and State of Ohio: And known as being a part of Lot 4, Tract 2 of said Township, and further known as being a part of land conveyed to Stephanie H. Arnold by deed recorded in Volume 281, Page 469 (Parcel No. 3) of Lake County Records and being further bounded and described as follows:

Beginning at a point in the centerline of Concord-Hambden Road, 60 feet wide, which point is distant North 86 deg. 45' 00" West, along said centerline 1044.05 feet from its intersection with the centerline of Painesville-Ravenna Road, said point also being the Southeasterly corner of land conveyed to Alberta M. Wallace (P.P.No.8A-14-039), by deed recorded in Document No. 960040528;

Thence North 2 deg. 57' 00" East, along the Easterly line of said Wallace's land and passing through a capped iron pin set at 30.00 feet in the northerly line of Concord-Hambden Road, a distance of 826.26 feet to a capped iron pin set at the Northeasterly corner thereof, said point also being in the Southerly line of land conveyed to Steve J. and Saly M. Lovick (P.P.No. 8A-14-058) by deed recorded in Document No. 960012982 of Lake County Records;

Thence South 86 deg. 45' 00" East, along said Southerly line a distance of 350.36 feet to a capped iron pin set at the northwesterly corner of land conveyed to Thomas D. and Cheryl B. Brown (P.P. No. 8A-14-015) by deed recorded in Document No. 980036992 of Lake County Records;

Thence South 19 deg. 05' 00" East, along the Westerly line of said land and continuing along the Westerly line of lands conveyed to Timothy W. and Dorothy J. Jewell (P.P. No. 8A-14-062) by deed recorded in Volume 984, Page 922, Hugh Allan and Debra Melissa Larick (P.P. No. 8A-14-081) by deed recorded in Volume 868, Page 1168, Concord Church The Christian Missionary Alliance (P.P. No. 8A-14-014) by deed recorded in Volume 889, Page 487 and Concord Gospel Tabernacle (P.P. No. 8A-14-010), by deed recorded in Volume 328, Page 191 of Lake County Records, a distance of 669.50 feet to a 2" iron pin found;

Thence South 0 deg. 26' 00" West, continuing along the Westerly line of land so conveyed to Concord Gospel Tabernacle and passing through a capped iron pin set at 179.18 feet in the northerly line of Concord-Hambden Road, a distance of 209.22 feet to the centerline of Concord-Hambden Road;

Thence North 86 deg. 45' 00" West, along the centerline of Concord-Hambden Road a distance of 10.00 feet to the Southeasterly corner of land conveyed to Stephanie H. Arnold (P.P. No. 8A-14-011) by deed recorded in Volume 281, Page 469 (Parcel No. 1);

Thence North 0 deg. 26' 00" East, along the Easterly line of said Parcel No. 1 and passing through a capped iron pin set at 30.04 feet in the Northerly line of Concord-Hambden Road, a distance of 209.22 feet to a capped iron pin set at the Northeasterly corner thereof;

Thence North 86 deg. 45' 00" West, along the Northerly line of said Parcel No. 1 and continuing along the Northerly line of Parcel No. 2 of the aforesaid lands conveyed to Stephanie H. Arnold, a distance of 418.49 feet to a capped iron pin set at the Northwesterly corner thereof;

Thence South 0 deg. 26' 00" West, the Westerly line of said Parcel No. 2 and passing through a capped iron pin

set at 179.18 feet in the Northerly line of Concord-Hambden Road a distance of 209.22 feet to the centerline of Concord-Hambden Road;

Thence North 86 deg. 45' 00" West, a distance of 182.22 feet to the place of beginning and containing 7.666 acres (333,951 sq. ft.) of land, as surveyed by Stephen Hovancsek & Associates, Inc., Registered Surveyor No. 5160, State of Ohio in January 2002, be the same more or less, but subject to all legal highways.

Basis of bearing for this description being the centerline of Concord-Hambden Road, established as North 86 deg. 45' 00" West in the deed recorded in Volume 281, Page 489 of Lake County Records. All capped iron pin sets are 5/8-inch diameter rebar, 30 inches long, with a plastic cap marked SH&A 5160.

Parcel Number: 08-A-014-0-00-012-0

PARCEL ONE:

Situated in the Township of Concord, County of Lake and State of Ohio: And known as being a part of Lot 4, Tract 2 of said Township and being further bounded and described as follows:

Beginning in the centerline of Concord-Hambden Road at the Southeasterly corner of land conveyed to GGNV Development Co. by Deed recorded in Volume 605, Page 888 of Lake County Records;

Thence North 2 deg. 57' 00" East along the Easterly line of land so conveyed to GGNV Development Co. a distance of 828.70 feet to the Northeasterly corner thereof;

Thence South 88 deg. 45' 00" East along the Northerly line of land conveyed to Stephanie H. Arnold by Deed recorded in Volume 281, Page 469 of Lake County Records a distance of 157.70 feet to a point;

Thence South 2 deg. 57' 00" West, a distance of 828.70 feet to a point in the centerline of Concord-Hambden Road;

Thence North 8 deg. 45' 00" West, along said centerline a distance of 157.70 feet to the place of beginning and containing 3.000 acres of land, be the same more or less, but subject to all legal highways, as described by Stephen Hovancsek and Associates, Inc., Consulting Engineer & Planners.

Legal Description subject to revisions which may occur as a result of an actual field survey to be performed.

Part of Permanent Parcel No. 8A-14-39

PARCEL TWO:

Situated in the Township of Concord, County of Lake and State of Ohio: And known as being a part of Lot 2 in Tract 4, of said Township. Beginning at a point in the center line of Concord-Hambden Road, said point being located South 87 deg. 03' East and distant 500.00 feet measured along the center line of said Road from the Southeast corner of land conveyed to Wallace Court as recorded in Volume 236, Page 99 of Lake County Records of Deeds;

thence North 7 deg. 57' East a distance of 769.00 feet to an iron pipe stake in the Southerly Right-of-way line of State Route No. 1 (passing through an iron pipe stake on the northerly line of Concord-Hambden Road);

thence along the Southerly line of said Right-of-Way, North 63 deg. 05' East, a distance of 120.18 feet to an iron pipe stake at the intersection of said Southerly Right-of-Way line with the Southerly line of land conveyed to Frederick A. and Betty J. Anderson as recorded in Volumes 198, Page 123 and 533 of Lake County Records of Deeds;

thence along the Southerly line of land of said Anderson South 86 deg. 45' East a distance of 162.65 feet to an iron pipe stake;

thence South 2 deg. 57' West a distance of 828.70 feet to the centerline of Concord-Hambden Road (passing through an iron pipe stake on the Northerly line of said Road); thence along the center line of said Road; North 86 deg. 45' West a distance of 159.65 feet to an angle therein;

thence continuing along the centerline of aforesaid Road, North 87 deg. 03' West a distance of 106.95 feet to the

place of beginning, containing 5.00 acres of land as surveyed and described in September, 1961, by Joseph D. Hadden, Registered Surveyor No. 4394.

Part of Permanent Parcel No. 8A-014-00-039

PARCEL THREE:

Situated in the Township of Concord, County of Lake and State of Ohio: And known as being a part of Lot 4, Tract 2 of said Township:

Beginning at a point in the centerline of Concord-Hambden Road, said point being located distant South 87 deg. 03' 00" East, 400.00 feet measured along said centerline from the Southeast corner of land conveyed to Wallace Court by Deed recorded in Volume 236, Page 99 of Lake County Records;

Thence North 2 deg. 57' 00" East, a distance of 711.57 feet to a point in the Southerly right-of-way line of S.R. No. 1;

Thence North 63 deg. 05' 00" East along said Southerly line a distance of 115.32 feet to the Northwesterly corner of land conveyed to GGNV Development Co. by Deed recorded in Volume 605, Page 77 of Lake County Records;

Thence South 2 deg. 57' 00" West along the Westerly line of land so conveyed to GGNV Development Co. a distance of 769.00 feet to a point in the centerline of Concord-Hambden Road;

Thence North 87 deg. 03' 00" West, along said centerline a distance of 100.00 feet to the place of beginning and containing 1.6995 acres of land, be the same more or less, but subject to all legal highways, as described by Stephen Havancsek and Associates, Inc., Consulting Engineer & Planners.

Legal Description subject to revisions which may occur as a result of an actual field survey to be performed.

Parcel Number:08-A-014-0-00-039-0