

**EXHIBIT A
LEGAL DESCRIPTION
OF PARCEL 1
P. P. N # 454-01-001
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Situated in the City of Parma, County of Cuyahoga and State of Ohio and known as being part of Original Parma Township Lot No. 26, Ely Tract and being further described as follows:

Beginning at a 1" iron pin monument found at the northwest corner of Original Parma Township Lot 26 on the centerline of Ridge Road (State Route 3)(width varies);

Thence South 00°40'40" West along the centerline of Ridge Road, 523.75 feet to a point;

Thence South 89°19'20" East, 40.00 feet to the easterly line of Ridge Road at the southwest corner of land conveyed to Robert S. Austin and Laura Uthoff on August 14, 2002 by deed recorded in Auditor's File Number 200208140494 of Cuyahoga County Records and being referenced by a 5/8" iron pin found (0.23 feet south, 0.06 feet west) and also being the principal place of beginning of the premises herein described;

Thence South 89°19'20" East along the southerly line of land so conveyed and the southerly lines of lands conveyed to Waldemar J. and Elizabeth Chmielewski on August 30, 1991 by deed recorded in Volume 91-5611, Page 28 of Cuyahoga County Records, Beverly Difiore on July 30, 2002 by deed recorded in Auditor's File Number 200207301196 of Cuyahoga County Records, and Ronald John and Pamela Ann Armbruster on July 17, 2002 by deed recorded in Auditor's File Number 200207170843 of Cuyahoga County Records, 338.48 feet to a point on a corner thereof and being referenced by a 5/8" iron pin found (0.01 feet south, 0.08 feet west),

Thence South 00°40'40" West along a westerly line of land conveyed to Ronald John and Pamela Ann Armbruster and the westerly lines of lands conveyed to Jane Uthoff on August 14, 2002 by deed recorded in Auditor's File Number 200208140048 of Cuyahoga County Records, Paul R. Jones on December 3, 1996 by deed recorded in Volume 96-11914, Page 36 of Cuyahoga County Records, Richard S. Toth on March 27, 1985 by deed recorded in

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Volume 85-1456, Page 30 of Cuyahoga County Records and Mark J. & Laura A. Hine on March 30, 1989 by deed recorded in Volume 89-1517, Page 68 of Cuyahoga County Records, 464.31 feet to a 5/8" iron pin set on the northerly line of land conveyed to The Cuyahoga Public Library on January 24, 2001 by deed recorded in Auditor's File Number 200101240386 of Cuyahoga County Records which is known as being Parcel No. 1 in the Lot Split and Consolidation recorded in Volume 249, Page 03 of Cuyahoga County Map Records:

Thence North 89°19'20" West along the northerly line of land so conveyed, 35.00 feet to a 5/8"x30" iron pin set;

Thence North 00°40'40" East, 304.62 feet to a 5/8"x30" iron pin set;

Thence North 89°19'20" West, 303.48 feet to a 5/8"x30" iron pin set on the easterly line of aforesaid Ridge Road.

Thence North 00°40'40" East along the easterly line of Ridge Road, 159.69 feet to the principal place of beginning and containing 1.486 acres of land as surveyed and described by Edward B. Dudley III, P.S. No. 6747 of The Riverstone Company in February of 2003 be the same more or less, but subject to all legal highways.

Note: All 5/8" x30" iron pins set and capped: "E.B. Dudley P.S. 6747"

BASIS OF BEARINGS: The Centerline of Ridge Road (State Route 3) being North 00°40'40" East as recorded on the Map of Lot Split as surveyed by John S. Walker P.S. No. 5537 in July of 1990 and recorded in Volume 251, Page 38 of Cuyahoga County Map Records.

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