

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I: Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio:

And known as being Sub Lot No. 22 in P. J. O'Donnell's Cedar Coventry Subdivision of part of Original Euclid Township Lot No. 8, as shown by the recorded plat in Volume 78 of Maps, Page 40 of Cuyahoga County Records, and being 50 feet front on the Northerly side of Cedar Road, and extending back of equal width 140 feet as appears by said plat, be the same more or less, but subject to all legal highways.

PARCEL II: Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio:

And known as being part of Original Euclid Township Lot No. 8 and bounded and described as follows: Beginning at the Southerly line of Derbyshire Road (60 feet wide) at the Northwesterly corner of a parcel of land conveyed to H.W.S Wood by Deed dated October 15, 1914 and recorded in Volume 1591, Page 296 of Cuyahoga County Records; Thence Southerly along the Westerly line of said Parcel conveyed to H.W.S. Wood 204.90 feet to the Northerly line of the third parcel of land conveyed to the Cleveland Realty Improvement Company by Deed dated April 24, 1922 and recorded in Volume 2682, Page 51 of Cuyahoga County Records and the principal place of beginning; Thence Easterly along said Northerly line 50 feet to the Westerly line of a parcel of land conveyed to Leila W. Samman by Deed dated June 20, 1917, and recorded in Volume 2774, Page 65 of Cuyahoga County Records; Thence Northerly along the Westerly line of said parcel so conveyed to Samman 30 feet to the Southerly line of a parcel of land conveyed by Edith McConville Anson to Ralph Cipriani by Deed dated December 19, 1957 and filed in Cuyahoga County Records; Thence Westerly along the Southerly line of land so conveyed to Cipriani 50 feet to the Westerly line of land conveyed to H.W.S. Wood as aforesaid; Thence Southerly along the Westerly line of land so conveyed to H.W. S. Wood 30 feet to the principal place of beginning, together with and subject to all the right, title and interest of the Grantor in and to the Right of Way an Easement as reserved and created in the Deed of Thomas Wood and Georgia K. Wood to Leila W. Samman, dated June 20, 1917, and recorded in Volume 2774, Page 65 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 685-15-069

More commonly known as: 12737 Cedar Road, Cleveland Heights, Ohio 44106

Prior Deed: Volume 14625, Page 247.