

Legal Descriptions:

EXHIBIT A

PARCEL NO. I:
Situating in City of Wickliffe, County of Lake and State of Ohio, and known as being part of Lot 11, Tract 11 of Original Willoughby Township and is further bounded and described as follows:

Beginning in the center of Lakeland Boulevard (80 feet in width) at a monument located at the beginning of a curve in said road centerline deflecting to the left, said monument being located South 63°24'30" West, along the tangent to said curve, a distance of 203.59 feet from the intersection of the tangent of said curve with the centerline of Rush Road (East 305th Street);

Thence along the tangent of said curve, North 63°24'30" East, a distance of 23.59 feet;

Thence by a line which bears South 26°28'30" East, passing through an iron pipe stake at 40.00 feet, a distance of 618.98 feet, to an iron pipe stake in the North line of land of The Cleveland Electric Illuminating Company;

Thence by a line which bears North line of land of the said Illuminating Company, South 59° and 37' West, a distance of 150.35 feet to and iron pipe stake;

Thence by a line which bears North 26°28'30" West, a distance of 628.92 feet to the center of Lakeland Boulevard;

Thence following the center of Lakeland Boulevard, North 63°24'30" East, a distance of 126.41 feet to the place of beginning, and containing 2.149 acres of land, as surveyed and described by R.D. Green, Registered Surveyor No. 3257, by the same more or less, but subject to all legal highways.

PARCEL NO. II:

Situating in the City of Wickliffe, County of Lake and State of Ohio, and known as being part of Lot 11, Tract 11, of Original Willoughby Township, and is further bounded and described as follows:

Beginning in the center of Lakeland Boulevard (80 feet in width) at a point which is South 63°24'30" West, a distance of 330.00 feet measured along said centerline and the tangent of a curve in said centerline deflecting to the left from the intersection of said tangent with the centerline of Rush Road (East 305th Street);

Thence by a line which bears South 26°28'30" East, passing through an iron pipe stake at 40.00 feet, a distance of 628.92 feet, to an iron pipe stake in the North line of land of the Cleveland Electric Illuminating Company;

Thence following the North line of the said Illuminating Company, South 59° and 37' West, a distance of 150.35 feet, to an iron pipe stake;

Thence by a line which bears North 26°28'30" West, a distance of 638.87 feet, to the center of Lakeland Boulevard;

Thence following the center of Lakeland Boulevard, North 63°24'30" East, a distance of 150.00 feet, to the place of beginning, and containing 2.183 acres of land, as surveyed and described by R.D. Green, Registered Surveyor No. 3257, by the same more or less, but subject to all legal highways.

PARCEL NO. III:

Situating in the City of Wickliffe, County of Lake, and State of Ohio, and known as being part of Lot 11, Tract 11, of Original Willoughby Township and is further bounded and described as follows:

Beginning at a point where the centerline of Rush Road (East 305th Street) intersects the tangent line of the curved centerline of Lakeland Boulevard;

Thence following the tangent of said curve, South 63°24'30" West, a distance of 180.00 feet, to a point which is North 63°24'30" East, a distance of 23.59 feet, from a monument in the center of said boulevard marking the beginning of said curve;

Thence by a line which bears South 26°28'30" East, a distance of 618.98 feet, to an iron pipe stake in the North line of land of the Cleveland Electric Illuminating Company;

Thence following the North line of land of the said Illuminating Company, North 59° and 37' East, a distance of 180.42 feet, to the center of Rush Road;

Thence following the center of Rush Road, North 26°28'30" West, a distance of 807.05 feet, to the place of beginning, and containing 2.533 acres as described from plat of survey by R.D. Green, Registered Surveyor, by Herman Walcutt, Registered Surveyor No. 3548, Crabbs' Surveying Service, by the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM that portion of the above conveyed to the City of Wickliffe by deed dated December 13, 1993, filed for record November 18, 1994 at 10:19 AM., and recorded in Volume 1068, Page 227 of Lake County Records.

LEGEND

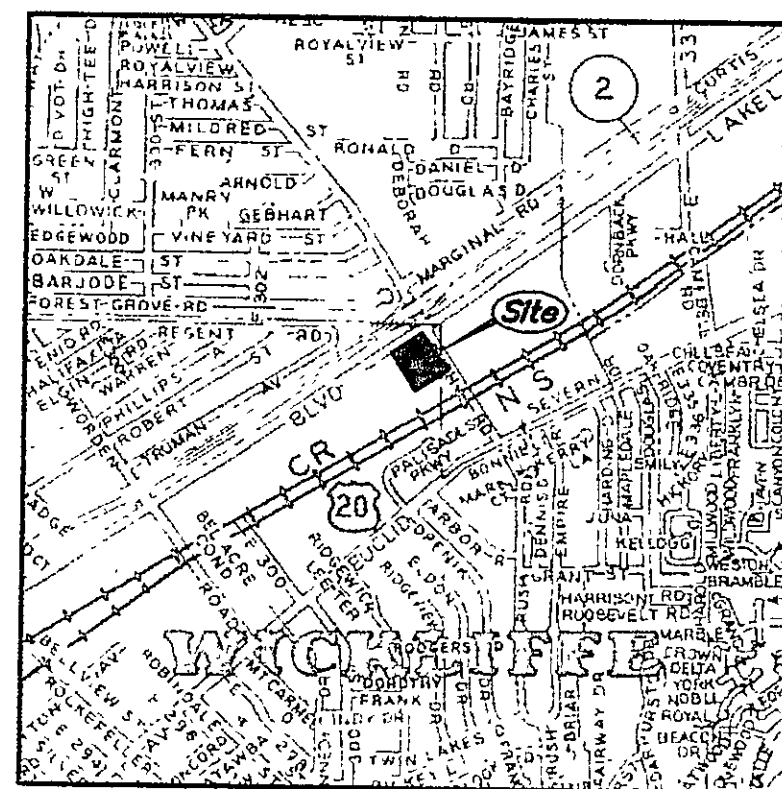
○ Clean Out	○ Water Valve	○ Guide Wire	○ Tree
□ Catch Basin	○ Water Meter	○ Power Pole	○ Pine Tree
○ Curb Inlet	○ Fire Hydrant	○ Light Power Pole	○ Bush
○ Yard Drain	○ Well	○ Light Pole	○ Yard Light
○ Manhole	○ Gas Valve	○ Traffic Signal Pole	○ Gasline Marker
○ Sanitary Manhole	○ Gas Meter	○ Traffic Signal Box	○ Power Transformer
○ Storm Manhole	○ Mailbox	○ Electrical Box	
○ Storm Inlet MH	○ Guard Post	○ Sign	
	○ Telephone (SAC) Box		

Legal Descriptions:

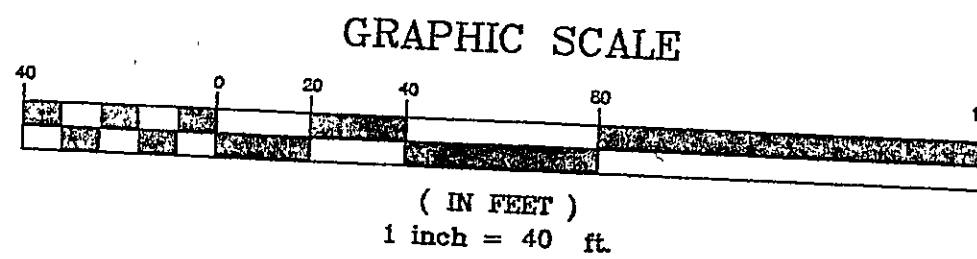
1. Easement for Water Meter Vault To The City Of Cleveland municipal corporation of the State of Ohio, filed for record February 6, 1980, in Vol.1028, Pg.1291 of Lake County Records.
-Affects Subject Parcel, Vault Located

2. Pipe Line Right-Of-Way Grant to The East Ohio Gas Company, filed for record January 13, 1992, in Vol.679, Pg.874 of Lake County Records.
-Affects Subject Parcel, Plotted.

10. Temporary Right-Of-Way Agreement by Laru, Inc., and The City of Wickliffe, State of Ohio, filed for record November 18, 1994, in Vol.1068, Pg.232 of Lake County Records.
-Affects Subject Parcel, Plotted.



Location Map
(N.T.S.)



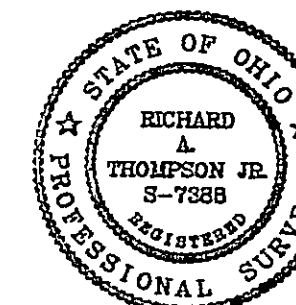
Certification:

TO: Progressive Casualty Insurance Co.
-C.R. Lakeland L.P., an Ohio Limited Partnership
-Commonwealth Land Title Insurance Company File#99-1385, 7-27-99

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS (NONE REQUESTED) OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

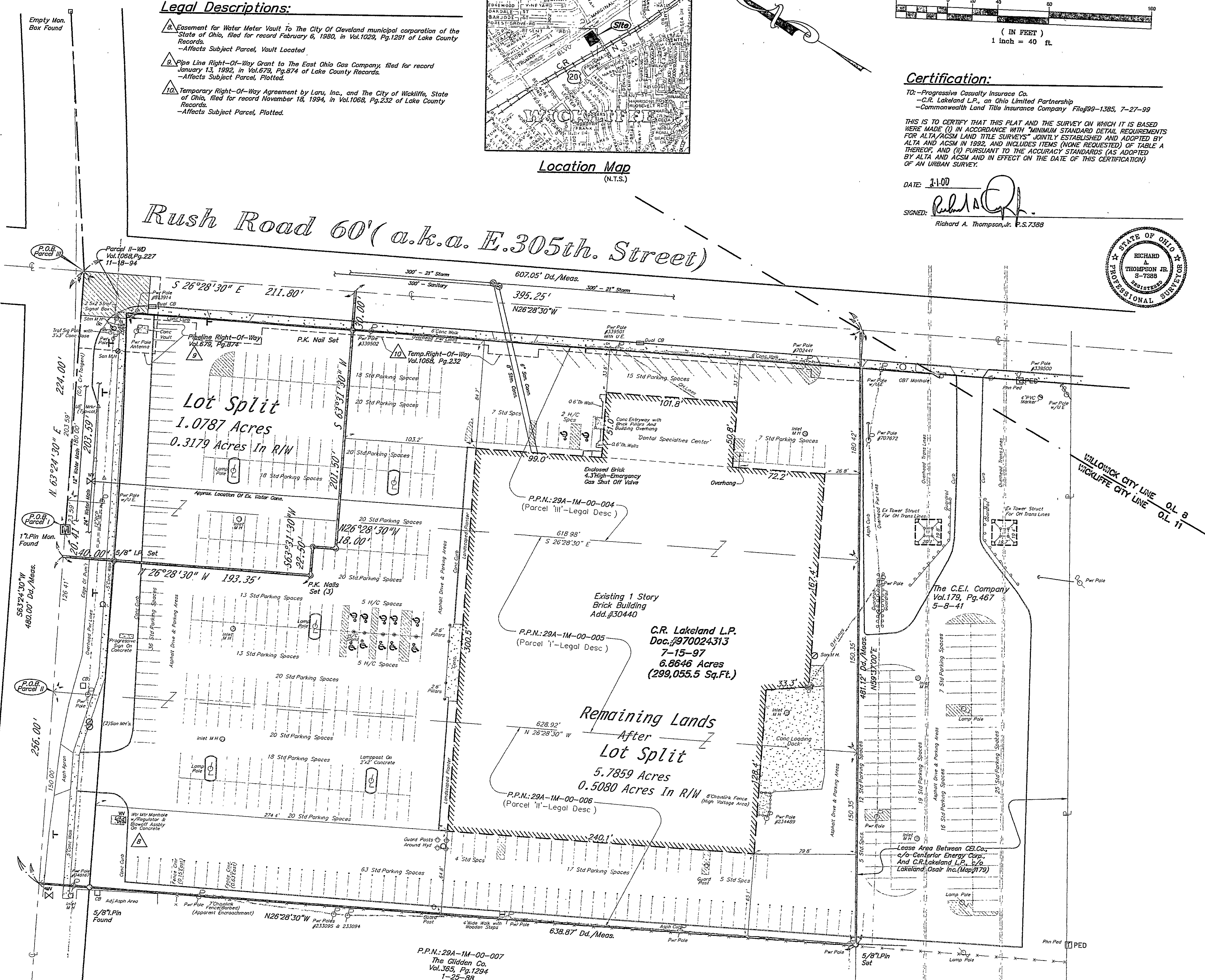
DATE: 1-10-00

SIGNED: *Richard A. Thompson, Jr.*
Richard A. Thompson, Jr. P.S. 7398



Rush Road 60' (a.k.a. E.305th. Street)

Lakeland Blvd. 80'



Alta/Acsm Land Title Survey

Prepared For: Progressive Casualty Insurance Co.
300 North Commons Boulevard
Mayfield Village, Ohio 44133

DATE	January 28th, 2000
SCALE: HOR	1"=40'-0"
VERT	
FILENAME	#P147R21.dwg
CHK'D BY	R.A.T.
D.M.B.	
F.B. No.	

P.P.N.: 29A-1M-00-004, 5 & 6 Lakeland Blvd.
Lands Shown Are Known As Being Part Of Original Willoughby Township Lot No.11, In Tract 11, Situated Now In The City Of Wickliffe, County Of Lake, State Of Ohio.

REV. No.	DATE	BY	CHK'D

SHEET 1 OF 1

CONTRACT No. DWORB1-9902

LAND DESIGN consultants
Civil Engineers and Surveyors
6885 EAST AVENUE SUITE 4000
CINCINNATI, OHIO 45240
TELEPHONE 252-6183 334-6333 681-1480

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

The Storm & Sanitary Sewers With their connections shown on this plat were taken and plotted from a paving plan done by Frank A. Thomas dated September, 1990. Their locations were not field verified.
The waterline connection shown on this plat was verbally confirmed by the City Engineer of Wickliffe on January 27th, 2000.