

## EXHIBIT A

**4751 Northfield Road  
North Randall, OH 44128**

**Permanent Parcel No. 771-10-039**

Situated in the Village of North Randall, County of Cuyahoga and State of Ohio and being Parcel No. 1 in a Lot Split Map for Champakhai Patel, being part of Original Warrensville Township Lot No. 97 as recorded in Volume 338, Page 18 of Cuyahoga County Map Records and being further bounded and described as follows:

Beginning at the intersection of the centerline of Northfield Road, 100 feet wide, with the centerline of Miles Road, 86 feet wide, with an iron pin monument found South 0.04 feet and West 0.74 feet away;

Thence North  $15^{\circ} 15' 50''$  East, along the centerline of Northfield Road, a distance of 350.23 feet to a point of curvature (P.C.), with an iron pin monument found, North 0.06 feet and East 0.20 feet away;

Thence South  $74^{\circ} 44' 10''$  East and perpendicular to the last course, a distance of 50.00 feet to a point of curvature (P.C.) on the easterly line of Northfield Road;

Thence continuing along the easterly line of Northfield Road, along the arc of a circle deflecting to the left, having a radius of 1,959.86 feet, an arc distance of 52.81 feet, delta of  $1^{\circ} 32' 38''$  and a chord distance of 52.81 feet which bears North  $14^{\circ} 29' 31''$  East to a  $5/8''$  iron pin set w/cap at the southwesterly corner of a parcel of land conveyed to Champakhai Patel by deed dated February 24, 1992, and recorded in Volume 92-1260, page 35 of Cuyahoga County deed records and the northwesterly corner of a parcel of land conveyed to Motor Court Co., commercial site, by deed dated July 22, 1988 and recorded in Volume 88-3631, Page 41 & 42 of Cuyahoga County deed records and the principal place of beginning;

Course No. 1

Thence continuing along the easterly line of Northfield Road, along the arc of a circle deflecting to the left, having a radius of 1,959.86 feet, an arc distance of 190.96 feet, delta of  $5^{\circ} 34' 58''$  and a chord distance of 190.89 feet which bears North  $10^{\circ} 55' 42''$  East to a  $5/8''$  iron pin set w/cap;

Course No. 2

Thence South  $84^{\circ} 34' 13''$  East a distance of 202.13 feet to a  $5/8''$  iron pin set w/cap;

Course No. 3

Thence South  $08^{\circ} 29' 50''$  West a distance of 133.17 feet to a  $5/8''$  iron pin set w/cap;

Course No. 4

Thence South 23° 56' 26" West a distance of 124.04 feet to a 5/8" iron pin set w/cap on the southerly line of Champakhai Patel parcel and on the northerly line of a parcel of land conveyed to Motor Court Co., restaurant site, by deed dated July 22, 1988 and recorded in Volume 88-3631, Page 43 & 44 of Cuyahoga County deed records;

Course No. 5

Thence North 74° 44' 10" West, along the southerly line of Champakhai Patel parcel and the northerly line of Motor Court Co. restaurant site, a distance of 21.00 feet to a 5/8" iron pin set w/cap on the easterly line of Motor Court Co., commercial site parcel;

Course No. 6

Thence North 15° 15' 50" East, continuing along the southerly line of Champakhai Patel parcel and along the easterly line of Motor Court Co. commercial site, a distance of 30.00 feet to a PK nail set on the northeast corner of the Motor Court Co., commercial site parcel;

Course No. 7

Thence North 74° 44' 10" West, continuing along the southerly line of Champakhai Patel parcel and along the northerly line of Motor Court Co. commercial site, a distance of 160.71 feet to the principal place of beginning and containing 0.9690 acres (42,211 S.F.) of land according to a survey by Dalia Consultants by Terrence E. Worsech, Professional Surveyor No. 8138, dated February 3, 2004, be the same more or less, but subject to all legal highways.

Basis of Bearings: Bearings are to an assumed meridian, bearing of North 15° 15' 50" East along Northfield Road was used from a deed conveyed to Champakhai Patel by deed dated February 24, 1992 and recorded in Volume 92-1260, Page 35 (P.P. No. 771-10-033) of Cuyahoga County deed records.