

EXHIBIT A

PROPERTY DESCRIPTION

Situated in the Village of Orange, County of Cuyahoga and State of Ohio and known as being part of Original Township Lot No. 10, Tract 2 and bounded and described as follows:

Beginning in the Southerly line of Orange Place at an iron pipe stake in a Northeasterly corner of land conveyed to Edward J. DeBartolo by deed dated March 14, 1971 and recorded in Volume 12780, Page 583 of Cuyahoga County Record of Deeds;

Thence Easterly along the Southerly line of said Orange Place, North 89 degrees 21' 06" East, a distance of 50 feet to an iron pipe stake in the Southeasterly corner of said road;

Thence Southerly on a line which is the extension southerly of the easterly line of Orange Place, South 00 deg. 38' 54" East, a distance of 45.75 feet to a point;

Thence Easterly by a line which bears North 89 degrees 21' 06" East, a distance of 236 feet to a point;

Thence Southerly by a line which bears South 00 degrees 38' 54" East, a distance of 9 feet to a point;

Thence Southeasterly by a line which bears South 59 degrees 41' 04" East, a distance of 5.83 feet to a point;

Thence Easterly by a line which bears North 89 degrees 21' 06" East, a distance of 64.03 feet to a point in the Westerly line of the S.H. Kleinman Realty Company's Woodmere Subdivision as recorded in Volume 49, Page 8 of Cuyahoga County Record of Maps;

Thence Southerly along the westerly line of said Subdivision, South 00 degrees 38' 37" East, a distance of 383.77 feet to a stone monument in the south line of said Original Lot 10;

Thence Westerly along the south line of said Lot 10, South 89 degrees 47' 11" West, a distance of 355.01 feet to an iron pipe stake in the southeasterly corner of land of above said DeBartolo;

Thence Northerly along the easterly line of land of said DeBartolo, North 00 degrees 38' 54" East, a distance of 438.83 feet to the place of beginning.

PPN: 901-01-065

For information only:

Commonly known as: 3795 Orange Place, Beachwood, OH