

Real Estate Legal Description
Prime Mobile, LLC

Exhibit "A"

The following described premises, situated in the City of Portsmouth, County of Scioto and State of Ohio:

TRACT ONE:

Being all that part of Lot No. 485 of the Subdivision of Outlots 24, 25, 31, 32, and 33 of the Town (now City) of Portsmouth, Ohio, that is described within the following lines and boundaries:

BEGINNING at a point two (2) feet south of the northwest corner of said Lot No. 485; thence south seventeen (17) feet; thence east 130 feet; thence north 17 feet; thence west 130 feet to the place of BEGINNING, being 17 feet front on the east side of Chillicothe Street, in the City of Portsmouth, Ohio, and extending back east the same width 130 feet to an alley in the rear.

TRACT TWO:

The equal middle one-third part of Lot Number Four Hundred Eighty-five (485) as known and designated by that number upon the recorded plat of the subdivision of Outlots Numbers Twenty-four (24), Twenty-five (25), Thirty-one (31), Thirty-two (32), and Thirty-three (33) to the said City.

Said premises being 19 feet front on the East side of Chillicothe Street, between Fourth and Gallia Streets, in said City, and extending back and eastward of equal width 130 feet to an alley in the rear.

ALSO said premises being subject to all the rights and conditions pertaining to the south wall of the premises immediately to the North thereof, mentioned and contained in the deed of William Predergast and wife, to John V. Baron, dated April 4, 1861, and recorded in Volume 4, Page 259, Scioto County, Ohio, Record of Deeds, all of which rights and conditions together with the above described premises are hereby conveyed to the grantee, and included in the warranty herein contained, provided that said rights and conditions are still in force and effect and without intending to revive the same if they have expired by their terms or by lapse of time of other condition.

Subject to agreement by and between Hilson Realty Corporation and Joseph M. Babcock and Louise Babcock, dated July 31, 1940, and recorded in September 20, 1940, in County Recorder's Office, Scioto County, Ohio, in Book 3, Page 288, provided said agreement is still in force and

effect and without intending to revive the same if the same has expired by its terms or by lapse of time or other conditions.

Abstract: City, Volume 2, Page 206.

PARCEL NOS.: 30-0094.000 and 30-0682.000

LSOT: Official Record 88, Page 494, dated October 18, 2006, Office of the Recorder, Scioto County, Ohio.

OH-6383