

EXHIBIT A

Situate in the County of Ross, in the State of Ohio, in the Township of Buckskin, and bounded and described as follows: Beginning at a point in the West line of the 192.20 acre tract of which this is a part, said point bears S. 03° 29' 58" W. 35.25 feet from a railroad spike found in the center of Wolf Road (County Road No. 57) at a Northwesterly corner of said 192.20 acre tract; thence with a new line through said tract, passing the center of State Route 138 at 51.40 feet and an iron pin set on the South side of a farm lane at 83.31 feet S. 85° 35' 39" E. 543.81 feet to an iron pin set, said iron pin being on the South side of said farm lane and being 33.27 feet from a Northerly line of said 192.20 acre tract; thence continuing with new lines S. 03° 07' 28" W. 201.17 feet to an iron pin set and N. 85° 28' 35" W. 545.14 feet to a point in the West line of the tract of which this is a part, passing an iron pin set at the top of the bank at 507.37 feet and the center of State Route 138 at 541.73 feet, said point also bears N. 03° 29' 58" E. 220.88 feet from an iron pin found in a ditch on the East side of said road; thence with said West line N. 03° 29' 58" E. 200.22 feet to the point of beginning, CONTAINING 2.507 ACRES, subject to all legal easements and rights-of-way. Being part of the 192.20 acre tract of Charles B. Hicks (Volume 460, Page 368, Ross County Deed Records) and being part of Virginia Military Survey No. 428. As surveyed May 19, 1984 by Michael T. Slagle, Registered Surveyor No. 6699. Bearings based on information of record.

SAVE & EXCEPT: The following described tract of land situated in the Township of Buckskin, in the County of Ross, and the State of Ohio, and further described as follows: Beginning at an iron pin found at the Northeast corner of the tract of which this is a part and being a corner to Charles B. Hicks (Vol. 460, Page 368); thence with the East line of the tract of which this is a part, S. 03° 07' 28" W. 201.17 feet to an iron pin found; thence with another line of said tract, N. 85° 28' 35" W. 205.00 feet to an iron pin set; thence with a new line through said tract, N. 03° 07' 18" E. 200.75 feet to an iron pin set; thence with the North line of the tract of which this is a part, S. 85° 35' 39" East 205.00 feet to the point of beginning, CONTAINING 0.95 ACRES. Being part of the 2.507 acre tract of Irvin L. and Laura J. Brigner (Volume 470, Page 35, Ross County Deed Records).

ALSO SAVE & EXCEPT: A right-of-way easement conveyed forever with the 0.95 acre tract above-described, for the purposes of ingress and egress, from State Route 138 over an existing gravel drive, said easement being further described as follows: Beginning at a point in the center of State Route 138 where said centerline intersects the North line of the 2.507 acres tract of Irvin L. and Laura J. Brigner (Volume 470, Page 35); thence in part with Brigner's North line and the North line of said 0.95 acre tract, S. 85° 35' 39" E. 492.41 feet to the Northeast corner of said 0.95 acre tract; thence with the East line of said easement, N. 04° 36' 51" E. 33.27 feet to a point; thence with the North line of said easement and being the South line of Imogene P. Jinks (Volume 436, Page 157), N. 85° 23' 09" W. 450.48 feet to a point in the center of State Route 138; thence with the center of said road and the West line of said easement, S. 23° 15' 17" W. 37.00 feet to the point of beginning. As surveyed November 1., 1986 by Michael T. Slagle, P.S. No. 6699. Bearings based on information of record.

Address of Property: 836 State Route 138, Greenfield, Ohio
Auditor's Parcel No.: 02-1207036.000