

EXHIBIT A

DESCRIPTION OF THE LAND

Situate in the State of Ohio, County of Clark, Township of Moorefield, and being part of the Northwest Quarter of Section 33, Town 5, Range 10, M.R.S., and being described as follows:

Beginning at an iron pipe in the west right-of-way line of U.S.R. #68 and in the Southeast corner of the herein described premises and in the Northeast corner of the premises as conveyed to Jim Strong Buick, Inc., by deed and recorded in Volume 621, Page 315, of the Deed Records of Clark County, Ohio; said iron pipe bears S 24 deg. 27' 30" W 541.52' and S 25 deg. 04' 30" W 289.62' from the intersection of the West right-of-way line of U.S.R. #68 and the North line of Section 33;

Thence with a part of the North line of said Jim Strong Buick, Inc., premises, N 85 deg. 56' 55" W 357.72' to an iron pipe;

Thence N 4 deg. 03' 05" E 110.00' to an iron pipe;

Thence S 85 deg. 56' 55" E 400.00' to an iron pipe in the West right-of-way line of U.S.R. #68;

Thence with the West right-of-way line of U.S.R. #68, S 25 deg. 04' 30" W 117.84' to the place of beginning and containing 0.9567 acres. Subject, however, to all legal rights-of-way and easements of record.

Being part of an original 48.795 acre tract as conveyed to Trenor Motor Company and recorded in Volume 613, Page 168, of the Deed Records of Clark County, Ohio.

Premises are subject to an easement reserved to January Investment Company, its employees, agents, guests, invitees and unto its successors and assigns and their employees, agents, guests, invitees and licensees for all purposes of ingress and egress to and from the premises retained by January Investment Company from these described in the deed from Trenor Motor Company, recorded in Vol. _____, Page _____, Deed Records of Clark County, Ohio, and to and from State Route 68, over the entire width and length of the premises described as follows:

Beginning at the Southeast corner of the above described 0.9567 acre tract;

Thence with a part of the South line of said 0.9567 acre tract, N. 85 deg. 56' 55" W 32.14' to a point;

Thence with the West line of the herein described access easement, N. 25 deg. 04' 30" E 117.84' to a point in the North line of the above described 0.9567 acre tract;

Thence with a part of the North line of said 0.9567 acre tract, S 85 deg. 56' 55" E 32.14' to an iron pipe at the Northeast corner of the above described 0.9567 acre tract;

Thence with the West right-of-way line of U.S.R. #68 and the East line of the above 0.9567 acre tract, S 25 deg. 04' 30" W 117.84' to the place of beginning.

This description prepared from survey made by George S. Lambert, Jr. Registered Surveyor, #4229, on September 13, 1992.

The grant of easement is subject to the provisions set forth in Clark County, Ohio Official Records Book 819, Page 49 that Grantee, its successors and assigns, shall construct and maintain at its sole expense a service roadway, over the premises described in the above easement, as necessary to conduct its business on the 0.9567 acre tract conveyed herein. In the event the service roadway is used by the Grantor, its successors and assigns, their employees, agents, guests, invitees and licensees for the purpose of ingress and egress to that part of the premises retained herein by Grantor such user shall participate with the Grantee, its successors and assigns, in maintaining the service roadway constructed by Grantee in the proportion that the area occupied by the user is to the area occupied by Grantee, its successors and assigns.

Commonly known as: 4841 Urbana Road, Springfield, Ohio 45502
Permanent Parcel No.: 220-03-00033-000-028