

EXHIBIT A

The following described 0.1687 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464 being part of that part of Lot 48 and part of Lot 49 of John I. Smith's addition as shown on slide 20 and 21 and conveyed to Joan I. Hebert by Deed Book 295 Page 142, and being more particularly described as follows:

Beginning at a railroad spike set at the Intersection of the Northeast line of London Street (66 ft. wide) with the Northwest line of a 16.5 ft. alley, said road spike is at the Southernmost corner of said Lot 48 also being the Southernmost corner of that part of lot 48 conveyed to the Mount Sterling Lodge 269 F. & A.M. as recorded in deed book page;

Thence, with the Northeast line of said London Street, North 44 degrees 00 minutes 00 seconds West, passing the Southernmost corner of that part of said Herbert's Lot 48 at 46.00 ft. a total distance of 61.92 ft. to a mag nail set at the true point beginning.

Thence, continuing with the Northeast line of said London Street, North 44 degrees 00 minutes 00 seconds West passing the Western corner common of said lots 48 and 49 at 4.08 ft., a total distance of 48.08 ft. to an iron pin and cap set at the Southern corner of that part of lot 49 conveyed to Mark and Lori A. Pritchard by Official Record 59 Page 1184;

Thence, with the Southeast line of said Pritchard's Lot, North 46 degrees 02 minutes 41 seconds East a distance of 131.44 ft. to an Iron pin and cap set in the Southwest line of a 16.5 ft. alley;

Thence, with the Southwest line of said 16.5 ft. alley, South 44 degrees 00 minutes 42 seconds East, passing the Eastern corner common to said lots 48 and 49 at 44.00 ft., a total distance of 61.49 ft. to a point in said alley;

Thence, across Hebert's part of said Lot Number 48, the following three new courses:

1. South 45 degrees 39 minutes 20 seconds West, passing an iron pin and cap set at 5.00 ft. a total distance of 68.80 ft. to an iron pin and cap set
2. North 87 degrees 11 minutes 22 seconds West a distance of 19.15 ft to an iron pin and cap set
3. South 45 degrees 57 minutes 48 seconds West a distance of 49.55 ft. returning to the true point beginning containing 0.1687 acres more or less of which 0.1328 acres more or less is all of that part of Hebert's said Lot 49, and 0.0359 acres more or less is part of that part of Hebert's Lot 48.

Subject to a 3 ft. wide building maintenance easement, said maintenance easement is tangent to and 3 ft. Northwest of the following described baseline:

Beginning at a mag nail set in the Northeast line of London Street at the Southernmost corner of the hereinabove described 0.1687 acre tract;

Thence, North 45 degrees 57 minutes 48 seconds East a distance of 49.55 ft to an iron pin and cap set at the Northeastern terminus of said baseline.

Bearings are based on the Northeast line of London Street (North 44 degrees West) as described in slide 21.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 14, 2005 by James R. Cottrill registration #6858 (job #S051104A)

Subject to all legal highways, easements, restrictions and rights of way of record.

More commonly known as: 60 N. London Street, Mount Sterling, OH 43143

Permanent parcel ID #18-00217.000