

## EXHIBIT A

Situated in the Township of Fairfield, County of Highland, State of Ohio, being a part of V.M.S. No. 4003, and being further bounded and described as follows; Beginning as A.J.L.R. spike (found) in the centerline of Jamison Road (Township Road No. 328-A), said spike being the southwesterly corner of the 0.799 acres tract as conveyed to Raymond T. Kellough, et ux (Vol 028, Page 964); thence with Kellough's line N. 54 deg. 19 min. 19 sec. E.; passing a 5/8" iron pin (set, bent) by an end post at 19.60 ft; a total distance of 214.80 ft. to a 5/8" iron pin (found); thence also with Kellough's line N. 27 deg. 05 min. 15 sec. W., a distance of 167.00 ft to 5/8" iron pin (found) by an end post in the southerly line of a 1.388 acres tract as conveyed to Robert A. Hussey, et ux (D.B. 339, page 250); thence with Hussey's line N. 81 deg. 28 min. 00 sec. E., a distance of 134.71 feet to a 6"x8" stone (found) by a corner post in the southwesterly line of a 169.058 acres tract as conveyed to Robert A. Hussey, et ux (D.B. 339, page 250); thence with Hussey's line S. 38 deg. 57 min. 54 sec. E. a distance of 205.50 ft. to a 5/8" iron pin (set); thence with a new division line S. 23 deg. 30 min. 45 sec. W., a distance of 293.23 ft, to a 5/8" iron pin (set); thence with another new division line S. 89 deg. 12 min. 50 sec. W., passing a 5/8" iron pin (set) at 211.68, a total distance of 230.23 ft. to a spike (set) in the centerline of Jamison Road N. 05 deg. 40 min. 2.0 sec. W, a distance of 138.57 ft, to the beginning, containing 2.149 acres of land.

The above description is subject to an easement for public highway and road purposes herein granted to the Highland County Board of Commissioners. Said easement being a strip of land 25 ft. in width lying easterly and parallel to the centerline of Jamison Road over the westerly portion of the above the described 2.149 acres tract subject to all legal easements and rights-of-way of record bearings are based upon the record bearing (N. 81 deg. 28 min. 00 sec. E.) of the northerly line of the original 38.00 acres tracts found in Vol. 123, Page 366.

The above description is a part of the 38.00 acres tract as conveyed to Kenneth E. Steven and Joel E. Stevens and recorded in Official Record Volume 123, Page 366 of the Highland County Records Deeds. Land surveyed in June 1995, under the direction of Thomas E. Purtell, Registered Professional Surveyor No... 6519, the survey plat of which is referred to as drawing No. 95-182 on file in the office of McCarty Engineering, Hillsboro, Ohio, The above description is the 3rd division of a 13.492 acres contiguous tract of land and is subject to the provisions of the Highland County regulations for minor subdivision.

Including that manufactured home more specifically described as a 1996 ELSEA BSP1072 mobile home, Serial Number 333901 55JAB.

Commonly referred to as 12984 Jamison Road, Leesburg, Ohio 45135, Parcel No. 12-01-000-117-05.