

Exhibit A
Legal Description

Situated in the State of Ohio, County of Delaware, Township of Genoa, Farm Lot 20, Section 2, Township 3, Range 17, United States Military Lands, being 6.581 acres of that 13.5 acre tract of land (13.615 acres by survey) described as Tract II in a deed to Countrytyme Grove City Ltd., of record in Deed Volume 653, Page 689, all references to records herein are to those located in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Plumb Road (Township Road 105) and Worthington Road (Township Road 13);

Thence North $85^{\circ} 00' 00''$ East, along the centerline of Plumb Road, a distance of 208.77 feet to a point at the centerline intersection of Plumb Road and State Route 3;

Thence South $4^{\circ} 01' 00''$ West, along the centerline of State Route 3, a distance of 1,075.19 feet to a point;

Thence North $67^{\circ} 11' 01''$ West, through said Tract II with a new division line, passing an iron pin set in the westerly right-of-way line of State Route 3 at a distance of 154.89 feet, a total distance of 452.51 feet to a P.K. nail set in the centerline of Worthington Road;

Thence along the centerline of Worthington Road the following courses:

1. North $22^{\circ} 48' 59''$ East, a distance of 245.82 feet to a railroad spike found;
2. North $26^{\circ} 38' 40''$ East, a distance of 368.64 feet to an iron pin found;
3. North $4^{\circ} 13' 00''$ East, a distance of 323.68 feet to the place of beginning and containing 6.581 acres of land, of which 4.168 acres are located within the right-of-ways of State Route 3 and Worthington Road leaving a net acreage of 2.413 acres of land.

Bearings herein are based on North $85^{\circ} 00' 00''$ East for Plumb Road as shown on the plat "Fox Run Subdivision", of record in Plat Book 21, Page 25.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG/S-6872".

This description was prepared by M-E Companies Inc., Civil Engineering Group based on information obtained from a field survey of the premises.

LESS AND ACCEPTING (0.600 acres)

Situated in the State of Ohio, County of Delaware, Township of Genoa, being in Farm Lot 20, Section 2, Township 3, Range 17, United States Military Lands, and being a part of that 6.581 acre tract of land described in "Exhibit A" in the deed to Countytyme Grove City Ltd., of record in Official Record 22, Page 2526, all reference to records herein being to those located in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Plumb Road (Township Road 105) and Worthington Road (Township Road 13);

Thence $85^{\circ} 00' 00''$ East, along the centerline of Plumb Road, a distance of 208.77 feet to a point at the centerline intersection of said road and State Route 3;

Thence South $4^{\circ} 01' 00''$ West, along the centerline of State Route 3, a distance of 1,012.81 feet to the true place of beginning;

Thence South $4^{\circ} 01' 00''$ West, continuing along the centerline of State Route 3, a distance of 62.38 feet to a point at the southeast corner of said 6.581 acre tract and the northeast corner of that 2.596 acre tract of land described in "Exhibit D" in said deed to Countrytyme Grove City Ltd.

Thence North $67^{\circ} 11' 01''$ West, along the common line between said 6.581 and 2.596 acre tracts, passing an iron pin set in the westerly right-of-way line of State Route 3 at a distance of 154.89 feet, a total distance of 452.51 feet to a PK nail set in the centerline of Worthington Road;

Thence North $22^{\circ} 48' 59''$ East, along said centerline and the westerly line of said 6.581 acre tract, a distance of 59.05 feet to a PK nail set;

Thence South $67^{\circ} 11' 01''$ East, through said 6.581 acre tract with a new division line, passing an iron pin set in the westerly right-of-way line of State Route 3 at a distance of 279.24 feet, a total distance of 432.41 feet to the true place of beginning, containing 0.600 acre of land. Of said 0.600 acre, 0.262 acre is in road right-of-way.

Bearings herein are based on North $85^{\circ} 00' 00''$ East for the centerline of Plumb Road as shown on the plat "Fox Run Subdivision", of record in Plat Book 21, Page 25.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872".

This description was prepared by M-E Civil Engineering, Inc., based on information obtained from a field survey of the premises.

Permanent Parcel Number: 317-210-03-001-000

More commonly known as: 3527 Worthington Road, Galena, OH 43021

Prior Deed: Book 1453, Page 649