

**Exhibit "A"**  
**Property Description**

Situated in the State of Ohio, County of Franklin, Virginia Military Survey No. 8231, City of Grove City, Ohio, and being a part of Lot No. 3 of Bob Evans Farms Subdivision of record in Plat Book 64, Page 74, at the Franklin County Recorders Office, Franklin County, Ohio, and being, 0.546 acres of land entirely out of a 1.926 acre tract of land belonging to Robinson Evans Robinson Group III, Ltd., of record in Instrument No. 199807160178549 at said recorders Office;

Beginning for reference at an iron pin (set), said iron pin being located at the westerly right-of-way line of Jackpot Road (60 feet wide), said iron pin also being located at the most northeasterly property corner of a 1.727 acre tract of land belonging to SGB Management, Inc., of record in Instrument No. 200301070005222, said iron pin also being located at the most southwesterly property corner of said 1.926 acre tract, said iron pin also being located, S 00° 32' 55" E, a distance of 564.33 feet from the most northerly corner of said Lot No. 3;

Thence along the northerly property line of said 1.727 acre tract, S 89° 27' 05" W, a distance of 236.00 feet to an iron pin (set), said iron pin being located at the point of beginning;

Thence from said point of beginning continuing along said northerly property line, S 89° 27' 05" W, a distance of 240.50 feet to an iron pin (found) plugged E.M.H.T., said iron pin 1" O.D. and being in good condition, said iron pin also being located at the most northwesterly property corner of said 1.727 acre tract, said iron pin also being located at the easterly right-of-way line of Interstate 71, said iron pin also being located at a easterly property line of a tract of land belonging to Reid M. Clutter of record in Deed Book 2782, Page 72 (portion under I71) at said Recorders Office;

Thence along said easterly right-of-way line, and said Clutter's easterly line, N 04° 08' 00" E. a distance of 25.28 feet to a P.K. Nail (set);

Thence continuing along said easterly right-of-way line, and said Clutter's easterly line, N 29° 07' 00" E, a distance of 95.29 feet to an iron pin (set);

Thence across said 1.926 acre tract, N 89° 27' 05" E, a distance of 191.28 feet to a PK Nail (set);

Thence continuing across said 1.926 acre tract, S 00° 32' 55" E. a distance of 108.00 feet to the point of beginning and containing 0.546 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

Permanent Parcel Number: 040-014757-00  
More commonly known as: 3983 Jackpot Road, Grove City, OH 43123  
Prior Deed: Instrument #201104210052607

