

EXHIBIT 'A'

6.568 ACRE TRACT

Situated in the State of Ohio, County of Wyandot, City of Upper Sandusky, located within the southwest quarter of Section 27, Township 2 South, Range 14 East, Crane Township and being part of a 12.653 acre tract as described in a deed to Bob Evans Farms, Inc. in Deed Volume 204 page 207, (All records are on file at the Recorder's Office, Wyandot County, Ohio) and said 6.568 acre tract being more fully described as follows:

Commencing at the northeast corner of the southwest quarter of Section 27, said corner being on the centerline of Township Highway 122;

Thence South 00° 30' 03" East, following the centerline of Township Highway 122 and the east line of the southwest quarter of section 27, for a distance of 1,157.80 feet to the southeasterly corner of a 34.54 acre tract as described in a deed to Joan E. Collet, Trust in Official Record 221 page 2502 and the northeasterly corner of a 0.678 acre tract as described in a deed to C.T.E. Ashland, Inc. in Official Record 161 page 1082 and 1085;

Thence South 88° 09' 18" West, following the southerly line of said 34.45 acre tract and the northerly line of said 0.678 acre tract, for a distance of 263.67 feet to a 5/8" rebar found at the northwesterly corner of said 0.678 acre tract and the northeasterly corner of said 12.653 acre tract and also being the **True Place of Beginning** of the parcel herein described;

Thence South 10° 22' 34" East, following the easterly line of said 12.653 acre tract and the westerly lines of said 0.678 acre tract and a 1.874 acre tract as described in a deed to C.T.E. Ashland, Inc. in Official Record 161 page 1082 and 1085, passing an iron pin found with a Makeever identifying cap at 115.40 feet, for a total distance of 231.40 feet to a 1/2" iron pin found on the northerly right of way line of Bob Evans Drive (60' right of way);

Thence South 72° 00' 17" West, following the northerly right of way of Bob Evans Drive and passing through said 12.653 acre tract, for a distance of 631.29 feet to an iron pin found with a Kusmer identifying cap at the southeasterly corner of a 2.3502 acre tract as described in a deed to Akshar, Ltd. in Official Record 203 page 1700;

Thence North 07° 31' 49" East, following the easterly line of said 2.3502 acre tract and continuing through said 12.653 acre tract, for a distance of 158.57 feet to an iron pin found with a Kusmer identifying cap at the northeasterly corner of a 2.3502 acre tract;

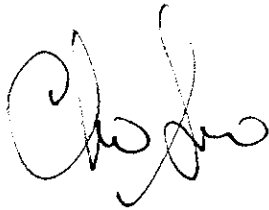
Thence North 82° 25' 58" West, following the northerly line of said 2.3502 acre tract and continuing through said 12.653 acre tract, for a distance of 528.37 feet to a 1/2" iron pin found at the northwesterly corner of said 2.3502 acre tract and being on the westerly line of said 12.653 acre tract and the easterly line of a 27.76 acre tract as described in a deed to Joan E. Collet, trust in Official Record 221 page 2502;

Thence North 00° 31' 12" West, following the westerly line of said 12.653 acre tract and the easterly line of said 27.76 acre tract, for a distance of 161.62 feet to a 1" iron pin found at the northwesterly corner of said 12.653 acre tract and the southwesterly corner of said 34.54 acre tract;

Thence North 88° 09' 18" East, following the northerly line of said 12.653 acre tract and the southerly line of said 34.54 acre tract, for a distance of 1,063.74 feet to the **True Place of Beginning** and containing 6.568 acres of land, more or less, in Wyandot County Auditor Parcel Number 06-1925-0000.

Bearings are based on the northerly right of way of Bob Evans Drive being North 72° 00' 17" East as shown in Survey Volume 9, page 119, a survey for 2.3502 acre tract by Kusmer & Associates, Inc., on file in the Wyandot County Engineer's Office, Wyandot County, Ohio.

The above description was prepared under the direction and supervision by Chad Stewart Snow, Registered Professional Surveyor No. 8559, and is based on a survey made by **ms consultants, inc.** in July 2013.

 08/15/13

