

**EXHIBIT A-1**

**DESCRIPTION OF PARCELS AFFECTED BY THE IMPROVEMENTS**

The Property is the real estate situated in the City of Columbus, County of Franklin, and State of Ohio described in the legal description attached hereto.

### 3.407 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Farm Lots 27 & 28, Section 21, Township 5, Range 22, Refugee Lands, being part of Lots 1 and 2, and all of Lots 3 through 8 and 12 through 22 of Hayden Place Addition, a subdivision of record in Plat Book 5, Page 100, part of the alley vacated by Ordinance No. 411-76 and all of the alley vacated by Ordinance No. 1387-67, and part of the tract conveyed as Parcel Six, Tract 2 by deed of record in Instrument Number 200510180219849, being further described as all of the 2.452 acre tract and part of the 1.509 and 2.368 acre tracts conveyed to Grange Mutual Casualty Company by deed of record in Instrument Number 200601240015349, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northwesterly corner of said 2.452 acre tract, being the intersection of the easterly right-of-way line of Front Street (82.5 feet wide) with the southerly right-of-way line of Sycamore Street (College Street)(50 feet wide);

Thence North 81°45'42" East, a distance of 408.00 feet, with said southerly right-of-way line and the northerly line of said 2.452 acre tract, to a 3/4 inch iron pipe capped "Hockaden" found at the intersection of said southerly right-of-way line with the westerly right-of-way line of High Street (U.S. 23, 100 feet wide);

Thence South 08° 13' 20" East, a distance of 372.04 feet, with said westerly right-of-way line and the easterly lines of said 2.452 and 2.368 acre tracts, to an iron pin set;

Thence across said 2.368 and 1.509 acre tracts, the following courses and distances:

South 81°34'41" West, a distance of 161.66 feet, to an iron pin set;

North 08° 25' 19" West, a distance of 14.29 feet, to an iron pin set;

South 81° 47' 37" West, a distance of 246.30 feet, to a 3/4 inch iron pipe capped "Landmark" found in the westerly line of said 1.509 acre tract, being the easterly right-of-way line of said Front Street;

Thence North 08° 13' 20" West, a distance of 358.13 feet, with the westerly lines of said 1.509 and 2.452 acre tracts and said easterly right-of-way line, to the POINT OF BEGINNING, containing 3.407 acres,

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on an assumed meridian of North 08° 15' 43" West for the centerline of Front Street and are intended to denote angles only.