

Exhibit A. [1]

**DESCRIPTION OF A 2.715 ACRE TRACT & A 7.424 ACRE TRACT**

**ALONG NORTH HIGH STREET--U.S. ROUTE 23 AT CROSSWOODS DRIVE,  
COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Lot 59, Quarter Township 2, Township 2 North, Range 18 west, united States Military Lands and being a 2.715 acre tract (Tract One) and a 7.424 acre tract (Tract Two) to be rezoned, said tracts being all or portions of the following three (3) tracts of land:

1. all of a 1.440 acre tract of land conveyed to The Pontifical College Josephinum, by deed of record in Instrument 200002040024802,
2. a portion of an original 1.289 acre tract of land conveyed to Pontifical College Josephinum, by deed of record in Official Record 25224, Page B 17, and
3. a portion of an original 9.131 acre tract of land conveyed to Pontifical College Josephinum, by deed of record in Official Record 25224, Page B 19,

all records referenced to the Recorder's Office, Franklin County, Ohio, said rezoning tracts bounded and described as follows;

**TRACT ONE**

Beginning, for reference, at a point at the intersection of the curved centerline of North High Street--U.S. Route 23 (variable width) with the centerline of Crosswoods Drive (60 feet in width), as shown upon the plat of Crosswoods Center Section Three of record in Plat book 62, Pages 52 & 53;

thence northerly along the curved centerline of North High Street--U.S. Route 23 and with a curve to the left, data of which is: radius = 11,459.16 feet, and sub-delta = 01° 07' 30", a sub-chord distance of 224.99 feet bearing N 02° 06' 36" E to a point;

thence S 86° 17' 40" E crossing a portion of North High Street--U.S. Route 23, along the north line of a 0.0341 acre tract of land conveyed for North High Street--U.S. Route 23 right-of-way purposes, to City of Columbus, Ohio by deed of record in Official Record 27980, Page J 12, along the south line of a 0.0167 acre tract of land conveyed for North High Street--U.S. Route 23 right-of-way purposes, to City of Columbus, Ohio by deed of record in Official Record 28490, Page H 16 and along a portion of the south line of an original 0.792 acre tract of land conveyed to Robert H. Tootle by deed of record in Deed Book 3282, Page 423 a distance of 75.05 feet to a point in the curved easterly right-of-way line of North High Street--U.S. Route 23, at the northeast corner of said 0.0341 acre tract, at the southeast corner of said 0.0167 acre tract, at the northwest corner of said 1.440 acre tract and at the true place of beginning of the rezoning tract (Tract One) herein intended to be described;

thence S 86° 17' 40" E along a north line of said 1.440 acre tract, along a portion of the south line of said original 0.792 acre tract a distance of 178.33 feet to a point at the southeast corner of said original 0.792 acre tract and at the southwest corner of Lot No. 7, as shown upon the plat of College Heights Addition, of record in Plat Book 33, Page 31;

thence S 86° 42' 08" E along a north line of said 1.440 acre tract, along the south line of said Lot No. 7 and along the south line of Lot No. 6, as shown upon said plat of College Heights Addition a distance of 220.27 feet to a point at the northeast corner of said 1.440 acre tract, at the southeast corner of said Lot No. 6, at the southwest corner of Lot No. 5, as shown upon said plat of College Heights Addition and at the northwest corner of a 0.412 acre tract of land conveyed as Parcel II to Carol Lazor by deed of record in Official Record 19620, Page D 13;

thence S 03° 28' 46" W along the east line of said 1.440 acre tract and along the west line of said 0.412 acre tract a distance of 157.99 feet to a point at the southeast corner of said 1.440 acre tract, at the southwest corner of said 0.412 acre tract and in the north line of said original 1.289 acre tract;

thence S 86° 43' 12" E along a portion of the north line of said original 1.289 acre tract, along the south line of said 0.412 acre tract, along the south line of a 0.531 acre tract of land conveyed as Tract II to Lori A. Desmyter & Toscha M. Clausen by deed of record in Instrument 200006260125543, along the south line of a 1.250 acre tract of land conveyed to James P. & Grace M. Strausbaugh by deed of record in Instrument 199903250074626, along the south line of a 1.250 acre tract of land conveyed to E. Ellis & Lillian B. Fletcher by deed of record in deed Book 2178, Page 167, along the south line of a 1.250 acre tract of land conveyed to Carole L. Griswold Shaw, Trustee by deed of record in Instrument 200006010107752 and along the south line of a 1.250 acre tract of land conveyed to Theodore W. & Charlotte A. Conaway by deed of record in Deed Book 2862, Page 264 a distance of 1,018.63 feet to a point at the southeast corner of said 1.250 acre tract conveyed to Theodore W. & Charlotte A. Conaway and at the southwest corner of a 0.729 acre tract of land conveyed to James L. Banner, Jr. by deed of record in Deed Book 3415, Page 533;

thence S 86° 35' 19" E along the south line of said 0.729 acre tract and along a portion of the south line of Lot No. 54, as shown upon the plat of Christopher Woods, of record in Plat Book 62, Page 20 & 21 a distance of 145.51 feet to a point at the northeast corner of said original 1.289 acre tract and at the northwest corner of a 2.106 acre tract of land conveyed to Loyal Order of Moose, Worthington Lodge No. 1427 by deed of record in official Record 5732, Page H 18;

thence S 03° 24' 42" W along the east line of said original 1.289 acre tract and along the west line of said 2.106 acre tract a distance of 57.76 feet to a point at the southeast corner of said original 1.289 acre tract, at a southwest corner of said 2.106 acre tract and in the curved northeasterly line of Crosswoods Drive, as shown upon the plat of Crosswoods Center Section Two, of record in Plat Book 61, Page 79;

thence westerly along a portion of the curved northeasterly line of Crosswoods Drive, along the curved south line of said original 1.289 acre tract and with a curve to the left, data of which is: radius = 380.00 feet, and sub-delta = 20° 04' 40", a sub-chord distance of 132.48 feet bearing N 76° 40' 52" W to the point of tangency;

thence N 86° 43' 12" W along the north line of Crosswoods Drive and along a portion of the south line of said 1.289 acre tract a distance of 1,427.41 feet to a point in the east at the southeast corner of a 0.0150 acre tract of land conveyed as 15WD-1 for North High Street—U.S. Route 23 right-of-way purposes to City of Columbus, Ohio by deed of record in Official record 29130, Page C 13;

thence northerly along the curved easterly right-of-way line of North High Street—U.S. Route 23, along the curved easterly line of said 0.0150 acre tract and along the curved easterly line of said 0.0341 acre tract and with a curve to the left, data of which is: radius = 11,534.16 feet, and sub-delta = 00° 57' 57", a sub-chord distance of 194.43 feet bearing N 02° 02' 40" E to the true place of beginning;

containing 2.715 acres of land more or less and being subject to all easements and restrictions of record.

#### **TRACT TWO**

Beginning, for reference, at a point at the intersection of the curved centerline of North High Street—U.S. Route 23 (variable width) with the centerline of Crosswoods Drive (60 feet in width), as shown upon the plat of Crosswoods Center Section Three of record in Plat book 62, Pages 52 & 53;

thence S 86° 43' 12" E along the centerline of Crosswoods Drive a distance of 75.28 feet to a point;

thence S 03° 16' 48" W a distance of 30.00 feet to a point in the south line of Crosswoods Drive, in the north line of said original 9.131 acre tract and at the true place of beginning of the rezoning tract (Tract Two) herein intended to be described;

thence S 86° 43' 12" E along the south line of Crosswoods Drive and along a portion of the north line of said original 9.131 acre tract a distance of 1,064.15 feet to a point at the northeast corner of said original 9.131 acre tract and at the northwest corner of a 1.543 acre tract of land conveyed to MSC Otis/Crosswoods, Inc., by deed of record in Official Record 34080, Page A 05;

thence S 03° 10' 07" W along an east line of said original 9.131 acre tract and along the west line of said 1.543 acre tract a distance of 237.73 feet to a point at a southeast corner of said original 9.131 acre tract, at the southwest corner of said 1.543 acre tract and in the north line of a 2.323 acre tract of land conveyed as Tract II to Massachusetts Mutual Life Insurance Company, by deed or record in Instrument 199801290021032;

thence N 86° 49' 53" W along a south line of said original 9.131 acre tract, and along a portion of the north line of said 2.323 acre tract a distance of 520.00 feet to a point at a corner of said original 9.131 acre tract and at the northwest corner of said 2.323 acre tract;

thence S 03° 10' 07" W along an east line of said original 9.131 acre tract and along the west line of said 2.323 acre tract a distance of 126.00 feet to a point at a southeast corner of said original 9.131 acre tract, at the southwest corner of said 2.323 acre tract and in the north line of a 7.231 acre tract of land conveyed to EOP-ONE Crosswoods, LLC, by deed of record in Instrument 199708130070076;

thence N 86° 49' 53" W along a portion of the south line of said original 9.131 acre tract and along a portion of the north line of said 7.231 acre tract a distance of 553.94 feet to a point in the east right-of-way line of North High Street—U.S. Route 23 and at the southeast corner of a 0.1633 acre tract of land conveyed for North High Street—U.S. Route 23 right-of-way purposes, to City of Columbus, Ohio by deed of record in Official Record 29130, Page C 11;

thence N 03° 10' 07" E along the east right-of-way line of North High Street—U.S. Route 23 and along an east line of said 0.1633 acre tract a distance of 34.10 feet to a point;

thence N 08° 52' 45" E along the east right-of-way line of North High Street—U.S. Route 23 and along an east line of said 0.1633 acre tract a distance of 100.50 feet to a point;

thence N 03° 10' 07" E along the east right-of-way line of North High Street—U.S. Route 23 and along an east line of said 0.1633 acre tract a distance of 162.58 feet to a point of curvature;

thence northerly along the curved easterly right-of-way line of North High Street—U.S. Route 23, along the curved easterly line of said 0.1633 acre tract, crossing Crosswoods Drive, along the east line of a 0.0150 acre tract of land conveyed for North High Street—U.S. Route 23 right-of-way purposes, to City of Columbus, Ohio by deed of record in Official Record 29130, Page C 11, and along the curved easterly line of said 0.0341 acre tract and with a curve to the left, data of which is: radius = 11,534.16 feet, and sub-delta = 00 20' 36", a sub-chord distance of 69.12 feet bearing N 02° 59' 50" E to the true place of beginning;

containing 7.424 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House record in January, 2002. Basis of bearings is the centerline of Crosswoods Drive, being S 86° 43' 12" E, as shown upon the plat of Crosswoods Center Section Three, of record in Plat Book 62, Pages 52 and 53, Recorder's Office, Franklin County, Ohio.