

EXHIBIT A: DESCRIPTION OF PROPERTY

The following single parcel of real estate situated in the City of Columbus, County of Franklin and State of Ohio: 010-111415-00

Legal Description of 40.1380 Acres of Land

Situated in the State of Ohio, City of Columbus, Township of Madison, Section 6, Township 11, Range 21, and being 40.1380 acres of land more or less, and said 40.1380 acres of land being part of a 69.187 acre tract of land belonging to Theril W. Clagg of record in instrument Number 199903100060536 at the Franklin County Recorder's Office, Franklin County, Ohio and said 40.1380 acres of land being more particularly described as follows:

Beginning for the reference, at Franklin County Monument Box #5840 at the intersection of the centerlines of Alum Creek Road & Watkins Road; Thence, South 85 degrees 16 minutes 15 seconds East along the centerline of said Watkins Road, 333.97 feet, to an existing railroad spike at the Southeast corner of the Lawrence A Doersam Property(O.R. 01135, Page 1-11), to the True Point of Beginning;

Thence, leaving said centerline, North 04 degrees 16 minutes 23 seconds East along the East line of the said Doersam Property, 258.86 feet, to a large steel post set in concrete;

Thence, North 86 degrees 49 minutes 30 seconds West, along the North line of the said Doersam Property, 293.68 feet to an iron pin (set) in the East right-of-way of said Alum Creek Road;

Thence, following the said East right-of-way of Alum Creek Road as follows;

North 04 degrees 22 minutes 17 seconds East, 483.60 feet, to a iron pin (found);

North 85 degrees 24 minutes 11 seconds West, 9.98 feet, to a iron pin (found);

North 03 degrees 55 minutes 15 seconds East, 202.33 feet, to a iron pin (found);

South 85 degrees 37 minutes 43 seconds East, 10.00 feet, to a iron pin (set);

North 04 degrees 31 minutes 15 seconds East, 568.86 feet, to a iron pin (found);

North 00 degrees 31 minutes 17 seconds East, 150.09 feet, to a iron pin (found);

North 04 degrees 20 minutes 13 seconds East, 60.00 feet, to a iron pin (set);

Thence, leaving said East right-of-way, South 85 degrees 39 minutes 47 seconds East, across said 69.187 acre tract, a distance of 460.00 feet to a iron pin (set);

Thence continuing across said 69.187 acre tract, S 19 degrees, 20 minutes, 54 seconds East, a distance of 343.95 feet to an iron pin (set), said iron pin being located upon the west bank of Alum Creek;

Thence continuing along the west bank of Alum Creek as follows:

South 22 degrees 58 minutes 05 seconds East, a distance of 315.05 feet to a iron pin (set);

South 50 degrees 40 minutes 09 seconds East, a distance of 157.47 feet to a iron pin (set);

South 52 degrees 13 minutes 09 seconds East, a distance of 247.21 feet to a iron pin (set);

South 34 degrees 05 minutes 35 seconds East, a distance of 375.82 feet to a iron pin (set);

South 33 degrees 36 minutes 15 seconds East, a distance of 289.25 feet to a iron pin (set);

South 43 degrees 41 minutes 01 seconds East, a distance of 194.32 feet to a iron pin (set), said iron pin being located in the westerly property line of a 2.712 acre tract of land belonging to William C. and Anna A Beckel of record in Official Record 16003 A01 at said Recorders Office;

Thence, continuing South 08 degrees 09 minutes 17 seconds West, along the said West line of said Beckel Property, 253.27 feet to a railroad spike (found) in the said centerline of Watkins Road;

Thence, North 85 degrees 16 minutes 01 seconds West along the said centerline of Watkins Road, 1313.61 feet to the Point of Beginning and containing 40.1380 acres of land, more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record

Basis for bearing used in this description is North 04 degrees 30 minutes East, as shown on the Franklin County right-of-way plans for Alum Creek Road.