

Exhibit A

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Virginia Military Survey 1393, also being part of Lot 7 numbered and delineated on the plat of the Town of "Franklinton" a subdivision of Record in Deed Book 2 Pages 77-78 (Ross County Recorder's Office, 1802), transcribed to the Deeds and Plats of Ross-Fairfield Counties Pages 44 and 45, Franklin County Recorder's Office also being part of Parcel 248 WL per State of Ohio Department of Highways Plan FRA-70-10.98N; FRA-315-0.00B Part "B", as conveyed to the State of Ohio by deed recorded in Deed Book, 3232, Page 89 being more fully described as follows:

Beginning for Reference at a Mag Nail Found at the intersection of the centerline of Right of Way of Broad Street (originally dedicated as Franklin Street, 6 poles in width), and the centerline of Grubb Street (originally dedicated at High Street, 3 poles in width) as per Ohio Department of Transportation Plan FRA-40-10.55, thence along said centerline of right of way of Broad Street, South 80 degrees 19 minutes 00 seconds West, a distance of 74.01 feet to a point, thence leaving said centerline of Broad Street, North 09 degrees 41 minutes 00 seconds West, a distance of 47.50 feet to a MAG nail found in the North Right of Way line of Broad Street at the South East Corner of Parcel 248WL and the TRUE POINT OF BEGINNING.

Thence Continuing with the south line of said Parcel 248WL, and said North Right of Way line of Broad Street, South 80 degrees 19 minutes 00 seconds West, a distance of 71.36 feet to an iron pin set in the Southeast corner of the northeast "Public Lot" (in the town of "Franklinton") as conveyed to the City of Columbus in Deed Book 3232, Page 89 and being the Southeast corner of Parcel 219-LA (FRA-3-13.93) as conveyed to the State of Ohio in Deed Book 2088, page 185 and the Southwest corner of Said Lot 7 (in the town of "Franklinton") also being the Southwest corner of said Parcel 248 WL;

Thence with the east line of said Parcel 219-LA in West line of Lot 7 (in the town of "Franklinton"), also being the west Line of said Parcel 248WL , also being the East line of said "Public Lot" (in the town of "Franklinton"), also being the Limited Access Right of Way of State Route 315, North 09 degrees 43 minutes 30 seconds West, a distance of 23.00 feet, to a 3/4" iron pin found in the South line of 642 West Broad LLC as conveyed by deed of record in Instrument No. 201811140155061;

Thence with the remaining portion of said Parcel 248-WL in said South line of 642 West Broad LLC tract (per I.N. 201811140155061), also being the Limited Access Right of Way of State Route 315; North 77 degrees 49 minutes 00 seconds East, a distance of 45.85 feet, to an 5/8" iron pin found in the existing Limited Access Right of Way of State Route 315, also being in the Southwest line of the 642 West Broad LLC tract (per I.N. 201811140155061);

Thence with the northeast line of said Parcel 248-WL in said existing Limited Access Right of Way of State Route 315, and southwest line of 642 West Broad LLC tract (per I.N. 201811140155061), South 55 degrees 19 minutes 37 seconds East, a distance of 35.76 feet to a MAG nail found, and the TRUE POINT OF BEGINNING.

Containing 0.0326 Acres (1418.8 Sq. Ft.) more or less, with 0.0326 acres of land residing in the existing Limited Access Right of Way of State Route 315, and subject to any valid easements and restrictions of record. The North Right of Way of Broad Street Bears South 80° 19' 00" West, per I.N. 201811140155061. Iron pins set in this description are ¾ inch by 30 inch reinforcing rod with a plastic cap stamped "ODOT". This description was prepared from an actual field survey in June 2019, by James A. Stafa, Registered Surveyor No. S-7968 and dated September 2019.

