

PARCEL "A"

Situated in the City of Columbus, County of Franklin, State of Ohio, also known as being part of the Virginia Military Lands Survey No. 422, also known as being a portion of a parcel of land conveyed to 590 Van Buren, LLC as recorded in Instrument No. 201206070081278 of said County's Records, and being further bounded and described as follows:

Commencing at a Mag Nail set at the northeast corner of a parcel of land conveyed to Edward F. James, Trustee, of the Edward F. James Revocable Trust dated January 2, 2000 as recorded in Instrument No. 200009200191134, the northwest corner of said 590 Van Buren, LLC, on the centerline of W. Mound St. (60 feet wide) and the line between said V.M.S No. 422 and V.M.S. No. 1393, thence along the north line of said 590 Van Buren, LLC, said centerline, the north line of said V.M.S. No. 422 and the south line of said V.M.S. No. 1393, N 71° 05' 48" E for a distance of 628.97 feet to a Mag Nail set, said Mag Nail set being the **TRUE PLACE OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following four (4) courses and distances:

1. Thence continuing along said north line and said centerline, N 71° 05' 48" E for a distance of 85.73 feet to a Mag Nail set at the northwest corner of a parcel of land conveyed to the City of Columbus as recorded in Volume 3229, Page 234;
2. Thence along the west line of said City of Columbus, S 18° 54' 12" E for a distance of 122.83 feet to a 5/8 inch rebar with cap "GPD" set at the southwest corner of said City of Columbus and on the north line of a parcel of land conveyed to 590 Van Buren, LLC as recorded in Instrument No. 201206070081279;
3. Thence along said north line, S 46° 12' 17" W for a distance of 93.36 feet to a 5/8 inch rebar with cap "GPD" set;
4. N 19° 16' 09" W for a distance of 162.13 feet to the True Place of Beginning and containing 0.2789 acres (12,151 sq.ft.) of land, more or less, of which 0.0590 acres of land are contained within the present road right of way and subject to all easements, restrictions and covenants of record as surveyed by Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in February of 2013.

Basis of Bearing is State Plane Grid North, NAD 83 (CORS 96), Ohio South Zone, as established using GPS observations processed against the Ohio CORS network, with the centerline of W. Mound St. N 71° 05' 48" E, and are used to denote angles only.