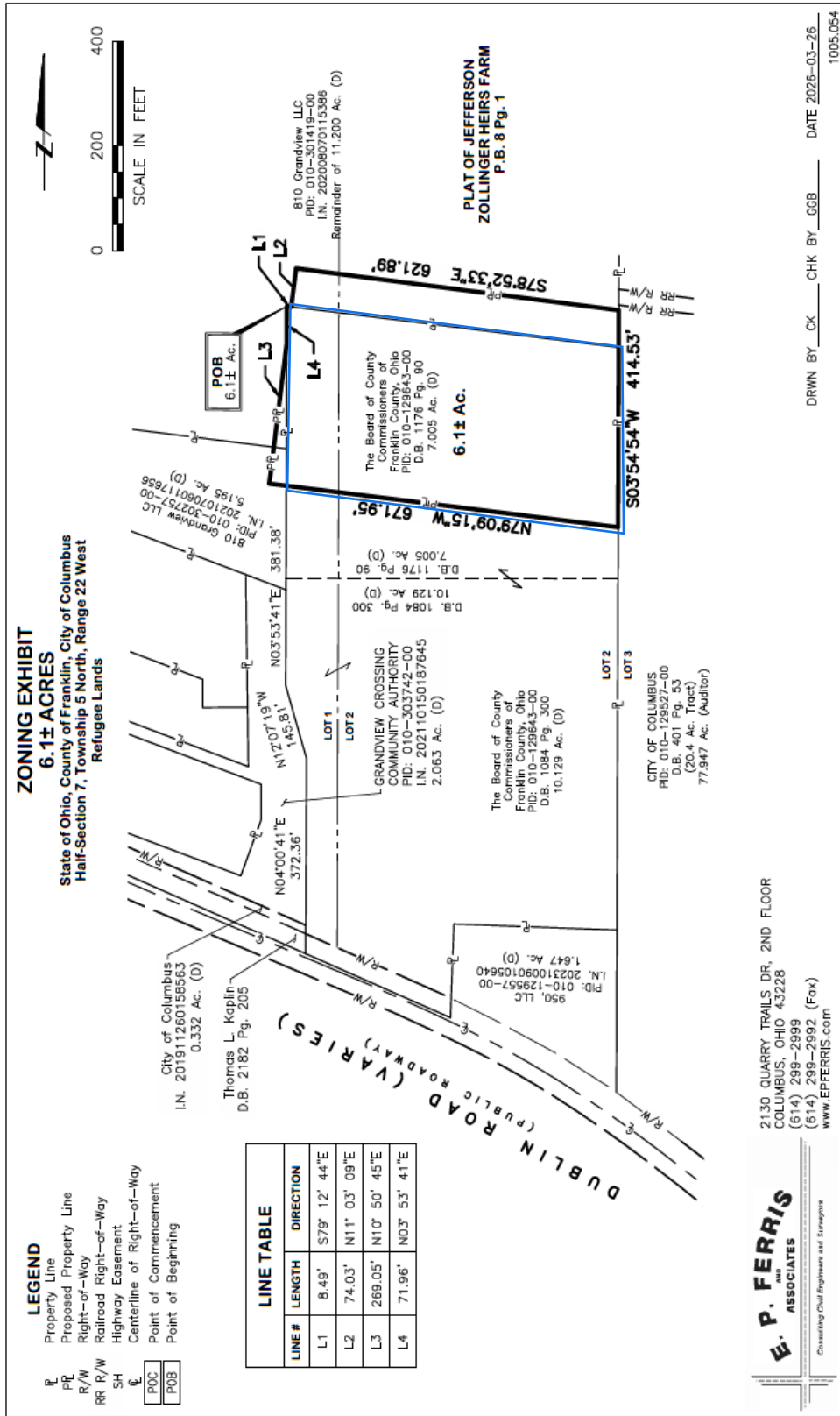


# EXHIBIT A



**LEGAL DESCRIPTION**  
**6.1± ACRE**  
**ZONING BOUNDARY**

Situated in the State of Ohio, County of Franklin, being in the City of Columbus, being in Half-Section 7, Township 5 North, Range 22 West, Refugee Lands, being part of Lot 1 and Lot 2 of the Plat of Jefferson Zollinger's Heirs Farm as recorded in Plat Book 8 Page 1, and being part of a 7.005 acre tract as conveyed to The Board of County Commissioners of Franklin County, Ohio in Deed Book 1176, Page 90, being part of a 5.195 acre tract as conveyed to 810 Grandview LLC in Instrument Number 202107060117656, and being part of the remainder of an 11.200 acre tract as conveyed to 810 Grandview LLC in Instrument Number 202208070115386, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**BEGINNING** at the northwesterly corner of said 7.005 acre tract, also being a southeasterly corner of the remainder of said 11.200 acre tract;

Thence along the northerly line of said 7.005 acre tract and the southerly line of the remainder of said 11.200 acre tract, South 79°12'44" East, 8.49 feet to a point;

Thence across the remainder of said 11.200 acre tract, the following two (2) courses:

- 1) North 11°03'09" East, 74.03 feet to a point;
- 2) South 78°52'33" East, 621.89 feet to the easterly line of the remainder of said 11.200 acre tract;

Thence along the easterly lines of the remainder of said 11.200 acre tract and said 7.005 acre tract, south 03°54'54" West, 414.53 feet to a point;

Thence across said 7.005 acre tract and said 5.195 acre tract, North 79°09'15" West, 671.95 feet to a point;

Thence across said 5.195 acre tract and the remainder of said 11.200 acre tract, North 10°50'45" East, 269.05 feet to a point on the common line of said 7.005 acre tract and the remainder of said 11.200 acre tract;

Thence along said common line, North 03°53'41" East, 71.96 feet to **TRUE POINT OF BEGINNING**, containing 6.1± acres, more or less.

This description is based on records, written by E.P. Ferris & Associates in March 2026, and is intended to be used for zoning purposes only.