

Parcel No. 010-036939-00 & 010-287003-00

EXHIBIT A

3.656 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 9, Township 5, Range 22, Refugee Lands, and being part of the remainder of that 3.706 acre tract conveyed to Buggyworks Development, LLC by deed of record in Instrument Number 200708140142829 and all of Reserve "A" of "Huntington Park", a subdivision of record in Plat Book 112, Pages 24 and 25, as conveyed to Buggyworks Development, LLC by deed of record in Instrument Number 200908100116555 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a magnetic nail set at the intersection of the westerly right-of-way line of Huntington Park Lane (width varies), of record in said Plat Book 112, Pages 24 and 25, with the northerly right-of-way line of Nationwide Boulevard (width varies) (formerly known as Dublin Avenue), being the northerly line of that tract conveyed to The City of Columbus of record in Deed Book 142, Page 168:

thence South 82° 18' 16" West, with the southerly line of said Reserve "A" and said 3.706 acre tract, and with the northerly right-of-way line of said Nationwide Boulevard, the northerly line of said City of Columbus tract, (passing an iron pin at 8.14 feet at the southwesterly corner of said "Reserve A") a total distance of 218.08 feet to a magnetic nail set at the southeasterly corner of "Buggyworks Loft Condominium" of record in Condo Plat Book 156, Page 96;

thence North 03° 15' 16" East, with the easterly line of said "Buggyworks Loft Condominium", (passing a point referenced by a magnetic nail found 0.05' North, 0.56' East, at 390.00'), for a total distance of 401.40 feet to an iron pin set;

thence North 83° 54' 00" West, with the northerly line of proposed 0.061 acre tract, a distance of 165.79 feet to an iron pin set in the easterly line of a tract conveyed to CSX Transportation, Inc. successor by merger of the The Chesapeake and Ohio Railway Company, reference Official Records 13276A14, 13283G13 and Deed Book 924, Page 338 (formerly the Hocking Valley Railroad Company);

thence with the westerly line of said 3.706 acre tract, the easterly line of said CSX Transportation, Inc. tract, with the arc of a curve to the right, having a central angle of 14° 12' 42", a radius of 1021.45 feet, an arc length of 253.36 feet, a chord bearing and distance of North 37° 06' 19" East, 252.71 feet to a 3/4 inch iron pipe capped "6579" found (0.23 feet South, 0.36 feet East) on the southerly line of that portion of Brodbelt Lane vacated by Ordinance Number 139-33;

thence North 03° 42' 34" East, across said vacated Brodbelt Lane, with the westerly line of said 3.706 acre tract and with the easterly line of said CSX Transportation, Inc. tract, a distance of 10.00 feet to a 3/4 inch iron pipe capped "6579" found (0.27 feet South, 0.37 feet East) on the centerline of said vacated Brodbelt Lane;

thence South 86° 16' 56" East, with the centerline of said vacated Brodbelt Lane, a northerly line of said 3.706 acre tract, a distance of 78.00 feet, to a railroad spike found (0.23 feet South, 0.23 feet East) on the easterly terminus of said vacated Brodbelt Lane;

thence South 03° 42' 34" West, with the easterly terminus of said vacated Brodbelt Lane, an easterly line of said 3.706 acre tract, a distance of 10.00 feet to a magnetic nail set on the southerly right-of-way line of Brodbelt Lane (20') of record in Plat Book 1, Page 271, the southeasterly corner of said vacated Brodbelt Lane;

thence South 86° 16' 56" East, with the southerly right-of-way line of said Brodbelt Lane, a northerly line of said 3.706 acre tract (passing a railroad spike found at 12.23 feet), a total distance of 178.41 feet to a magnetic nail set at the intersection of the southerly right-of-way line of Brodbelt Lane and the westerly right-of-way line of said Huntington Park Lane;

thence with the westerly right-of-way line of said Huntington Park Lane, the easterly line of said 3.706 acre tract and said Reserve "A", the following courses and distances:

South 03° 05' 07" West, a distance of 175.91 feet to an iron pin set;

South 03° 43' 19" West, a distance of 45.00 feet to an iron pin set;

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South 03° 05' 07" West, a distance of 127.87 feet to a magnetic nail set;

South 11° 37' 00" West, a distance of 60.67 feet to a magnetic nail set;

South 03° 05' 07" West, a distance of 149.22 feet to an iron pin set;

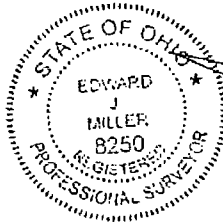
South 31° 24' 07" West, a distance of 20.40 feet to the POINT OF BEGINNING and containing 3.656 acres, more or less, of which 3.617 acres are out of Parcel Number 010-036939 and 0.039 acre is out of Parcel Number 010-287003.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Bearings are based on the north right-of-way of Nationwide Boulevard, having a bearing of North 82° 18' 16" East, as per Ohio State Plane Coordinate System, South Zone, (NAD83) (1986 Adjustment).

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on an actual field survey performed by EMHT in June 2004 and May 2011.



EVANS, MCCORMACK, HAMBLETON, & TILTON, INC

6/10/11

Edward J. Miller
Professional Surveyor No. 8250

Date

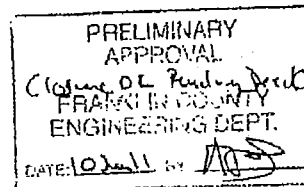
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PLANNING DEPT.

6/10/11

Andrew J. Baird



PRELIMINARY
APPROVAL
Closure of Pending Project
FRANKLIN COUNTY
ENGINEERING DEPT.
DATE: 6/10/11 BY: [signature]