

EXHIBIT A

PARCEL I:

November 13, 2001
Rev. November 29, 2001

DESCRIPTION OF 13.385 ACRE TRACT AT PERRY ST. &
W. FIRST AVE., COLUMBUS, OHIO, FOR
ACH FOOD COMPANIES, INC., SUCCESSOR TO ABITEC CORPORATION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section Six (6) and in Section Seven (7), Township 5 North, Range 22 West, Refugee Lands, and being all of the following thirteen (13) tracts of land conveyed to Abitec Corporation by deed of record in Official Record 27597, Page 1 17, all references being to the Recorder's Office, Franklin County, Ohio:

1. a portion of Percy Street (50 feet wide) vacated by City Ordinance No. 19498, passed March 10, 1902, a portion of the alley (16 feet wide) south of vacated Percy Street vacated by City Ordinance No. 39141, passed May 21, 1928, a portion of Reserve H, the west portion of Lot Number Ninety (90), all of Lots Numbers Ninety-One (91) and Ninety-Two (92) and the east portion of Lot Number Ninety-Three (93), in Wyoming Place Addition, as shown of record in Plat Book 4, Page 368, all having been conveyed as a 0.43 acre tract as Tract 1, Parcel 1,
2. all of Lots Numbers Ninety-Four (94) and Ninety-Five (95), the west portion of Lot Number Ninety-Three (93), all of Reserve A and a portion of Reserve H, in said Wyoming Place Addition, a portion of Percy Street (50 feet wide) vacated by said City Ordinance No. 19498, a portion of the alley south of Percy Street vacated by said City Ordinance No. 39141 and all of the alley (16 feet wide) vacated by City Ordinance No. 22627, passed April 2, 1906, between said Lot No. 95 and said Reserve A, all having been conveyed as Tract 1, Parcel 2,
3. a 0.525 acre tract on the south side of West First Avenue (70 feet wide) having been conveyed as Tract 1, Parcel 4 (first part),
4. a 0.840 acre tract on the south side of West First Avenue having been conveyed as Tract 1, Parcel 4 (second part),
5. portions of Lots Numbers Sixty-Five (65), Sixty-Six (66), Sixty-Seven (67), Seventy-Two (72), Seventy-Three (73) and Seventy-Four (74) in said Wyoming Place Addition and a portion of the alley (16 feet wide) south of West Second Avenue vacated by said City Ordinance No. 19498, all having been conveyed as Tract 1, Parcel 5,
6. all of Lots Numbers Fifty-Six (56) through Sixty-Four (64), inclusive, all of Lots Numbers Seventy-Five (75) through Eighty-Three (83), inclusive, and portions of Lots Numbers Sixty-Five (65) and Seventy-Four (74) in said Wyoming Place Addition and a portion of the 16-foot wide alley south of West Second Avenue vacated by said City Ordinance No. 19498, all having been conveyed as Tract 1, Parcel 6,
7. portions of Lots Numbers Sixty-Five (65), Sixty-Six (66) and Sixty-Seven (67) in said Wyoming Place Addition, all having been conveyed as Tract 1, Parcel 8 (second part),
8. portions of Lots Numbers Seventy (70), Seventy-One (71), Seventy-Two (72) and Seventy-Three (73) and a portion of Reserve B in said Wyoming Place Addition and a portion of an alley (16 feet wide) between said Lot No. 70 and said Reserve B vacated by said City Ordinance No. 22627, all having been conveyed as Tract 1 Parcel 8 (first part),
9. all of Lots Numbers Eighty-Four (84), Eighty-Five (85), Eighty-Six (86), Eighty-Seven (87), Eighty-Eight (88) and Eighty-Nine (89) and portions of Lot Number Ninety (90) and Reserve H in said Wyoming Place Addition, a portion of Percy Street vacated by said City Ordinance No. 19498 and the portion of the alley (16 feet wide) south of Percy Street vacated by City Ordinance No. 15832, passed October 9, 1899, all having been conveyed as a 1.61 acre tract as Tract 1, Parcel 9,
10. a 2 acre tract at the southwest corner of Perry Street and West First Avenue having been conveyed as Tract 1, Parcel 10,
11. all of Lots Numbers Eight (8) through Seventeen (17), inclusive, and a portion of the Reserve in R.E. Neil's Factory Addition, as shown of record in Plat Book 4, Page 440, and all of the portion of the alley (30 feet wide) west of Ingleside Avenue (formerly Factory Street) vacated by City Ordinance No. 21967, passed September 12, 1904, all having been conveyed as a 1.668 acre tract as Tract 1, Parcel 13,

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12. a 0.5143 acre tract at the west end of Quality Place (formerly Simpson Lane) (30 feet wide) having been conveyed as Tract 2 (third part) and
13. a 2.282 acre tract along the east side of the Ojintangy River having been conveyed as Tract 2 (fourth part),

all bounded and described as follows:

Beginning at a drill hole set in a concrete walk at the intersection of the south line of West Second Avenue (60 feet wide) with the west line of Perry Street (60 feet wide) and at the northeast corner of said Lot No. 56;

thence S 2° 43' 27" W along the west line of Perry Street, along the east line of said Lot No. 56, along the east end of said vacated alley south of West Second Avenue, along the east line of said Lot No. 83, along the east end of said vacated Percy Street, along the east line of said Lot No. 84, along the east end of said vacated alley south of said vacated Percy Street, along the east line of said Reserve H and along an east line of said 2 acre tract a distance of 611.50 feet to a point on a railroad rail at the intersection of the west line of Perry Street with the south line of West First Avenue (70 feet wide) and at the northwest corner of said 0.525 acre tract;

thence S 86° 44' 51" E along the south line of West First Avenue, along the north line of said 0.525 acre tract, along the north line of said 0.840 acre tract and along the north line of said Reserve a distance of 239.10 feet to a ¾-inch I.D. iron pipe found at the intersection of the south line of West First Avenue with the west line of said alley west of Ingleside Avenue (30 feet wide), at the northeast corner of said 0.840 acre tract and at the northeast corner of said Reserve;

thence S 2° 45' 27" W along the west line of said alley, along a portion of the east line of said 0.840 acre tract and along a portion of the east line of said Reserve a distance of 240.00 feet to a railroad spike found at the northwest corner of the vacated portion of said alley and at a corner of said 1.668 acre tract;

thence S 86° 44' 51" E along the north end of the vacated portion of said alley and along a north line of said 1.668 acre tract a distance of 30.00 feet to a ¾-inch I.D. iron pipe found at the northeast corner of the vacated portion of said alley, at a corner of said 1.668 acre tract, at the northwest corner of said Lot No. 9 and at the southwest corner of said Lot No. 8;

thence N 2° 45' 27" E along the east line of said alley, along a line of said 1.668 acre tract and along the west line of said Lot No. 8 a distance of 30.00 feet to a ¾-inch I.D. iron pipe set at a corner of said 1.668 acre tract, at the northwest corner of said Lot No. 8 and at the southwest corner of Lot Number Seven (7) in said R.E. Neil's Factory Addition;

thence S 86° 44' 51" E along a north line of said 1.668 acre tract, along the north line of said Lot No. 8 and along the south line of said Lot No. 7 a distance of 110.00 feet to a ¾-inch I.D. iron pipe found in the west line of Ingleside Avenue, at the northeast corner of said 1.668 acre tract, at the northeast corner of said Lot No. 8 and at the southeast corner of said Lot No. 7;

thence S 2° 45' 27" W along the west line of Ingleside Avenue, along the east line of said 1.668 acre tract and along the east lines of said Lots Nos. 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 a distance of 297.50 feet to a ¾-inch I.D. iron pipe found at the intersection of the west line of Ingleside Avenue with the north line of Quality Place (30 feet wide), at the southeast corner of said 1.668 acre tract and at the southeast corner of said Lot No. 17;

thence N 86° 44' 51" W along the north line of Quality Place, along the south line of said 1.668 acre tract, along the south line of said Lot No. 17, along the south end of the vacated portion of said alley and along the south line of said Reserve a distance of 228.50 feet to a P.K. Nail set at the northwest end of Quality Place, at the southwest corner of said 1.668 acre tract, at the southwest corner of said Reserve and in a northeast line of said 2.282 acre tract;

thence southeasterly along the west end of Quality Place, along a portion of a curved northeast line of said 2.282 acre tract and with a curve to the left, data of which is: radius = 900.00 feet and delta = 2° 32' 44", a chord distance of 39.98 feet bearing S 38° 07' 37" E to a ¾-inch I.D. iron pipe set at the southwest end of Quality Place, at the southeast corner of said 2.282 acre tract and at the northeast corner of a 7.027 acre tract of and conveyed as Tract One to 871 Michigan Avenue Co., L.L.C. by deed of record in Instrument 199807300190493;

thence N 86° 44' 51" W along a south line of said 2.282 acre tract, along the south line of said 0.5143 acre tract and along a portion of the north line of said 7.027 acre tract a distance of 214.31 feet to a ¾-inch I.D. iron pipe set at the southwest corner of said 0.5143 acre tract;

thence N 3° 15' 09" E along the west line of said 0.5143 acre tract a distance of 115.43 feet to a ¾-inch I.D. iron pipe set at a corner of said 0.5143 acre tract;

thence northwesterly along the curved southwest line of said 0.5143 acre tract and with a curve to the right, data of which is: radius = 328.31 feet and delta = 28° 24' 04", a chord distance of 161.08 feet bearing N 47° 17' 57" W to a P.K. Nail set at the northwest corner of said 0.5143 acre tract, in a south line of said 2.282 acre tract and in the north line of an original 1.820 acre tract of land conveyed to Hi-State Beverage Company by deed of record in Official Record 3667, Page D 14;

thence S 80° 23' 25" W along a portion of a south line of said 2.282 acre tract and along a portion of the north line of said original 1.820 acre tract a distance of 214.67 feet to a point in the approximately centerline of the Olentangy River, at the southwest corner of said 2.282 acre tract and at the northwest corner of said original 1.820 acre tract (passing a ¾-inch I.D. iron pipe set on the east bank of the Olentangy River at 96.00 feet);

thence N 11° 44' 52" W up the approximate centerline of the Olentangy River and along a west line of said 2.282 acre tract a distance of 236.65 feet to a point at a corner of said 2.282 acre tract;

thence N 10° 44' 26" W up the approximate centerline of the Olentangy River and along a west line of said 2.282 acre tract a distance of 155.49 feet to a point at a corner of said 2.282 acre tract;

thence N 20° 14' 52" W up the approximate centerline of the Olentangy River, along a west line of said 2.282 acre tract and along a west line of said 2 acre tract a distance of 51.61 feet to a point at the northwest corner of said 2 acre tract;

thence S 86° 44' 51" E along a portion of the north line of said 2 acre tract a distance of 93.39 feet to a ¾-inch I.D. iron pipe set in the east bank of the Olentangy River at low water mark and at the southwest corner of said 1.61 acre tract;

thence N 17° 12' 04" W up the east bank of the Olentangy River at low water mark and along a west line of said 1.61 acre tract a distance of 77.25 feet to a ¾-inch I.D. iron pipe set at a northwest corner of said 1.61 acre tract and at the southwest corner of said Tract 1, Parcel 2;

thence N 12° 41' 16" W up the east bank of the Olentangy River at low water mark, along the west line of said Tract 1, Parcel 2, and along the west line of said Tract 1, Parcel 8, a distance of 329.42 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of said Tract 1, Parcel 8;

thence S 87° 38' 04" E along a north line of said Tract 1, Parcel 8, and along the south face of a concrete retaining wall a distance of 162.13 feet to a P.K. Nail set at a corner of said Tract 1, Parcel 8 and in the west line of said Tract 1, Parcel 5;

thence N 1° 50' 00" E along a west line of said Tract 1, Parcel 5, and along an east face of a 1-story stucco building a distance of 42.41 feet to a point at a corner of said Tract 1, Parcel 5;

thence S 86° 41' 37" E along a line of said Tract 1, Parcel 5, and along a south face of said 1-story stucco building a distance of 1.09 feet to a point at a corner of said Tract 1, Parcel 5;

thence N 3° 18' 23" E along a west line of said Tract 1, Parcel 5, along the west line of said Tract 1, Parcel 8 (second part), and along an east face of said 1-story stucco building a distance of 119.06 feet to a drill hole set in a red brick retaining wall in the south line of West Second Avenue, in the north line of said Lot No. 67 and at the northwest corner of said Tract 1, Parcel 8 (first tract);

thence S 86° 35' 35" E along the south line of West Second Avenue, along a portion of the north line of said Lot No. 67, along the north lines of said Lots Nos. 66, 65, 64, 63, 62, 61, 60, 59, 58, 57 and 56, along the north line of said Tract 1, Parcel 8 (first tract), along a north line of said Tract 1, Parcel 5, and along the north line of said Tract 1, Parcel 6, a distance of 342.18 feet to the place of beginning;

containing 13.385 acres of land more or less and being subject to all easements and restrictions of record.

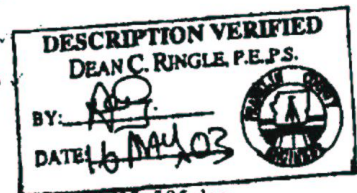
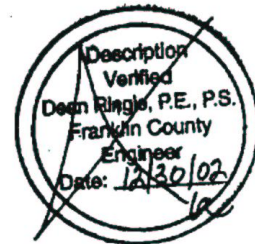
The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in December, 2000. Basis of bearings is the west line of Ingleside Avenue, being S 2° 45' 27" W, as shown of record in Official Record 27597, Page 1 17.

Ted L. Robinson

Ted L. Robinson, P.S.
Ohio Surveyor #5361



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EXHIBIT A

PARCEL II:

November 13, 2001
Rev: November 29, 2001

DESCRIPTION OF 0.659 ACRE TRACT AT PERRY ST. &
W. FIRST AVE., COLUMBUS, OHIO, FOR
ACH FOOD COMPANIES, INC., SUCCESSOR TO ABITEC CORPORATION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section Six (6), Township 5 North, Range 22 West, Refugee Lands, and being all of the following seven (7) tracts of land conveyed to Abitec Corporation by deed of record in Official Record 27597, Page 1 17, all references being to the Recorder's Office, Franklin County, Ohio:

1. Lot Number Seventeen (17) in Benj. Monett Jr's. Oregon Place Addition, as shown of record in Plat Book 4, Page 198, said lot having been conveyed as Part of Tract 2 (first part),
2. Lot Number Eighteen (18) in said Benj. Monett Jr's. Oregon Place Addition, said lot having been conveyed as Tract 1, Parcel 7,
3. Lots Numbers Nineteen (19) and Twenty (20) in said Benj. Monett Jr's. Oregon Place Addition, said lots having been conveyed as Tract 1, Parcel 3,
4. Lot Number Forty-Five (45) in said Benj. Monett Jr's. Oregon Place Addition, said lot having been conveyed as Tract 1, Parcel 12,
5. Lot Number Forty-Six (46) in said Benj. Monett Jr's. Oregon Place Addition, said lot having been conveyed as Tract 1, Parcel 14,
6. Lot Number Forty-Seven (47) in said Benj. Monett Jr's. Oregon Place Addition, said lot having been conveyed as Tract 1, Parcel 11, and
7. A former alley (16 feet wide) adjacent to and immediately south of said Lot No. 20, said alley having been sold by City Ordinance No. 512-90, passed February 28, 1990, and said alley having been conveyed as part of Tract 2 (second part),

All bounded and described as follows:

Beginning at a ¾-inch I.D. iron pipe set in the east line of Perry Street (60 feet wide), at the northwest corner of said Lot No. 17 and at the southwest corner of Lot Number Sixteen (16) in said Benj. Monett Jr's. Oregon Place Addition;

thence S 86° 40' 02" E along the north line of said Lot No. 17 and along the south line of said Lot No. 16 a distance of 120.00 feet to a ¾-inch I.D. iron pipe found in the west line of an alley (20 feet wide), at the northeast corner of said Lot No. 17 and at the southeast corner of said Lot No. 16;

thence S 2° 43' 27" W along the west line of said 20-foot wide alley, along the east lines of said Lots Nos. 17, 18, 19 and 20, along the east end of said former 16-foot wide alley and along the east line of said Lot No. 45 a distance of 270.48 feet to a ¾-inch I.D. iron pipe found at the intersection of the west line of said 20-foot wide alley with the north line of West First Avenue (70 feet wide) and at the southeast corner of said Lot No. 45;

thence N 86° 47' 57" W along the north line of West First Avenue and along the south lines of said Lots Nos. 45, 46 and 47 a distance of 90.00 feet to a ¾-inch I.D. iron pipe found at the southwest corner of said Lot No. 47 and at the southeast corner of Lot Number Forty-Eight (48) in said Benj. Monett Jr's. Oregon Place Addition;

thence N 2° 43' 27" E along the west line of said Lot No. 47 and along the east line of said Lot No. 48 a distance of 124.91 feet to a ¾-inch I.D. iron pipe found in the south line of said former 16-foot wide alley, at the northwest corner of said Lot No. 47 and at the northeast corner of said Lot No. 48;

thence N 86° 42' 43" W along the south line of said former 16-foot wide alley and along the north line of said Lot No. 48 a distance of 30.00 feet to a ¾-inch I.D. Iron pipe found at the intersection of the south line of said former 16-foot wide alley with the east line of Perry Street and at the northwest corner of said Lot No. 48;

thence N 2° 43' 27" E along the east line of Perry Street, along the west end of said former 16-foot wide alley and along the west lines of said Lots Nos. 20, 19, 18 and 17 a distance of 145.80 feet to the place of beginning;

containing 0.659 acre of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in December, 2000. Basis of bearings is the west line of Ingleside Avenue, being S 2° 45' 27" W, as shown of record in Official Record 27597, Page 17.

Ted L. Robinson

Ted L. Robinson, P.S.
Ohio Surveyor #5361



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