

## EXHIBIT A

### *84.311 Acre Legal Description*

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 1, Township 1, Range 18, United States Military Lands, also being 84.311 Acres, all of the premises conveyed to the City of Columbus, Ohio as shown of record in Instrument No.200301300030439, 200301300030458 and 200304210115043, Recorder's Office, Franklin County, Ohio (all references being to records in said Recorder's Office) and being more particularly described as follows:

Beginning at a found 1" diameter iron pipe (all found iron pipes are 1" diameter) at a northwest corner of said 84.311 Acre tract, also being the southwest corner of a 0.526 Acre tract conveyed to Jacinto W. and Karen S. Beard (Official Record Volume 20394 A-10), also being on the east line of Karl Road (80 feet wide), Ordinance No. 1112-59, (Deed Book 2207, Page 293);

Thence, along a north line of said 84.311 Acre tract, along the south line of said 0.526 Acre tract, South 86 degrees 37 minutes 30 seconds East, 161.02 feet to a found iron pipe at the southeast corner of said 0.526 Acre tract;

Thence, along a west line of said 84.311 Acre tract, along the east line of said 0.526 Acre tract and along the east line of a tract conveyed to the City of Columbus (Deed Book 2199, Page 348), North 03 degrees 32 minutes 46 seconds East, 355.06 feet to a found iron pipe at a northwest corner of said 84.311 Acre tract, also being on the south line of Morse Road (r/w varies) Ordinance No. 931-63 (Plat Book 36, Page 98);

Thence, along the north line of said 84.311 Acre tract, the south line of said Morse Road the following five (5) courses:

- 1) South 86 degrees 37 minutes 30 seconds East, 463.83 feet to a found iron pipe;
- 2) South 78 degrees 05 minutes 45 seconds East, 101.04 feet to a found iron pipe;
- 3) South 86 degrees 37 minutes 30 seconds East, 200.26 feet to a found iron pipe;
- 4) North 89 degrees 22 minutes 40 seconds East, 300.36 feet to a found iron pipe;
- 5) South 87 degrees 49 minutes 00 seconds East, 1225.67 feet to a found iron pipe at the northeast corner of said 84.311 Acre tract, the northwest corner of the 1.049 Acre tract conveyed to the State of Ohio, Department of Natural Resources (Instrument No. 200012050245712);

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Thence, along the east line of said 84.311 Acre tract, along the west line of said 1.049 Acre tract, the west line of a tract conveyed to the State of Ohio, Department of Natural Resources, Parcel III Fountain Square III (ORV 11889 C-20), and the west line of the Reserves "C" and "E" (Plat Book 43, Page 87), South 03 degrees 08 minutes 49 seconds West, 2,147.98 feet (passing a found iron pipe at 888.49 feet and a set iron pipe for reference at 1792.08 feet) to a found iron pipe at the southeast corner of said 84.311 Acre tract, the southwest corner of said Reserve "E" and on the north line of Shanley Drive (60 feet wide), (Deed Book 2755, Page 350);

Thence, along the south line of said 84.311 Acre tract, along the north line of said Shanley Drive the following three (3) courses:

- 1) North 86 degrees 47 minutes 33 seconds West, 226.60 feet to a found iron pipe at a point of curvature;
- 2) Along a curve to the right having a radius of 395.00 feet, a delta angle of 13 degrees 43 minutes 27 seconds and a chord bearing and distance of North 79 degrees 58 minutes 03 seconds West, 94.39 feet to a found iron pipe at a point of tangency;
- 3) North 73 degrees 06 minutes 20 seconds West, 568.89 feet to a found iron pipe at a southwest corner of said 84.311 Acre tract, the southeast corner of the 9.643 Acre tract conveyed to Wentwood Breckenridge I, L.P. (ORV 34676 D-01);

Thence, along a west line of said 84.311 Acre tract, along the east line of said 9.643 Acre tract, the following eight (8) courses:

- 1) North 16 degrees 53 minutes 40 seconds East, 19.54 feet to a found iron pipe;
- 2) North 43 degrees 00 minutes 00 seconds East, 113.96 feet to a found iron pipe;
- 3) North 47 degrees 00 minutes 00 seconds West, 150.00 feet to a found iron pipe;
- 4) North 43 degrees 00 minutes 00 seconds East, 84.00 feet to a found iron pipe;
- 5) North 47 degrees 00 minutes 00 seconds West, 40.00 feet to a found iron pipe;
- 6) North 43 degrees 00 minutes 00 seconds East, 130.00 feet to a found iron pipe;
- 7) North 47 degrees 00 minutes 00 seconds West, 106.97 feet to a found iron pipe;
- 8) North 03 degrees 24 minutes 47 seconds East, 124.12 feet to a found iron pipe at the northeast corner of said 9.643 Acre tract;

Thence, along a south line of said 84.311 Acre tract, along the north line of said 9.643 Acre tract, North 86 degrees 35 minutes 13 seconds West, 880.56 feet to a found P.K. nail at the northwest corner of said 9.643 Acre tract, also being on the east line of a 1.261 Acre tract conveyed to Cummins & Davis L.L.C. (Inst. No. 200205210126632);

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Thence, along a west line of said 84.311 Acre tract, along part of the east line of said 1.261 Acre tract and along the east line of a 0.529 Acre tract conveyed to H.L. & D.M. Love, Co-Trustees of the Howard L. Love Revocable Trust (Inst. No. 200110310251529), North 03 degrees 19 minutes 24 seconds East, 112.00 feet to a found iron pipe at the northeast corner of said 0.529 Acre tract;

Thence, along a south line of said 84.311 Acre tract, along the north line of said 0.529 Acre tract, North 85 degrees 35 minutes 13 seconds West, 291.14 feet to a found iron pipe at the northwest corner of said 0.529 Acre tract, a southwest corner of said 84.311 Acre tract, and being the southeast corner of a 0.026 Acre tract conveyed to the City of Columbus, Ohio (Deed Book 3051, Page 674), also being on the east line of said of said Karl Road (width varies);

Thence, along a west line of said 84.311 Acre tract, along the east line of said 0.026 Acre tract, along the east line of said Karl Road (width varies), along a curve to the left having a radius of 1165.00 feet, a delta angle of 03 degrees 44 minutes 52 seconds and a chord bearing and distance of North 04 degrees 29 minutes 40 seconds West, 76.19 feet to a railroad spike set at the northeast corner of said 0.026 Acre tract;

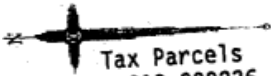
Thence, along a west line of said 84.311 Acre tract, along the north line of said 0.026 Acre tract, along the east line of said Karl Road (width varies), South 83 degrees 37 minutes 54 seconds West, 15.00 feet to a railroad spike set at the northwest corner of said 0.026 Acre tract, on the east line of said Karl Road (80 feet wide);

Thence, along a west line of said 84.311 Acre tract, along the east line of said Karl Road (80 feet wide) the following three (3) courses:

- 1) along a curve to the left having a radius of 1150.00 feet, a delta angle of 19 degrees 03 minutes 54 seconds and a chord bearing and distance of North 15 degrees 54 minutes 03 seconds West, 380.90 feet to a found iron pipe at a point of tangency;
- 2) North 25 degrees 26 minutes 00 seconds West, 411.57 feet to a P.K. nail found at a point of curvature;

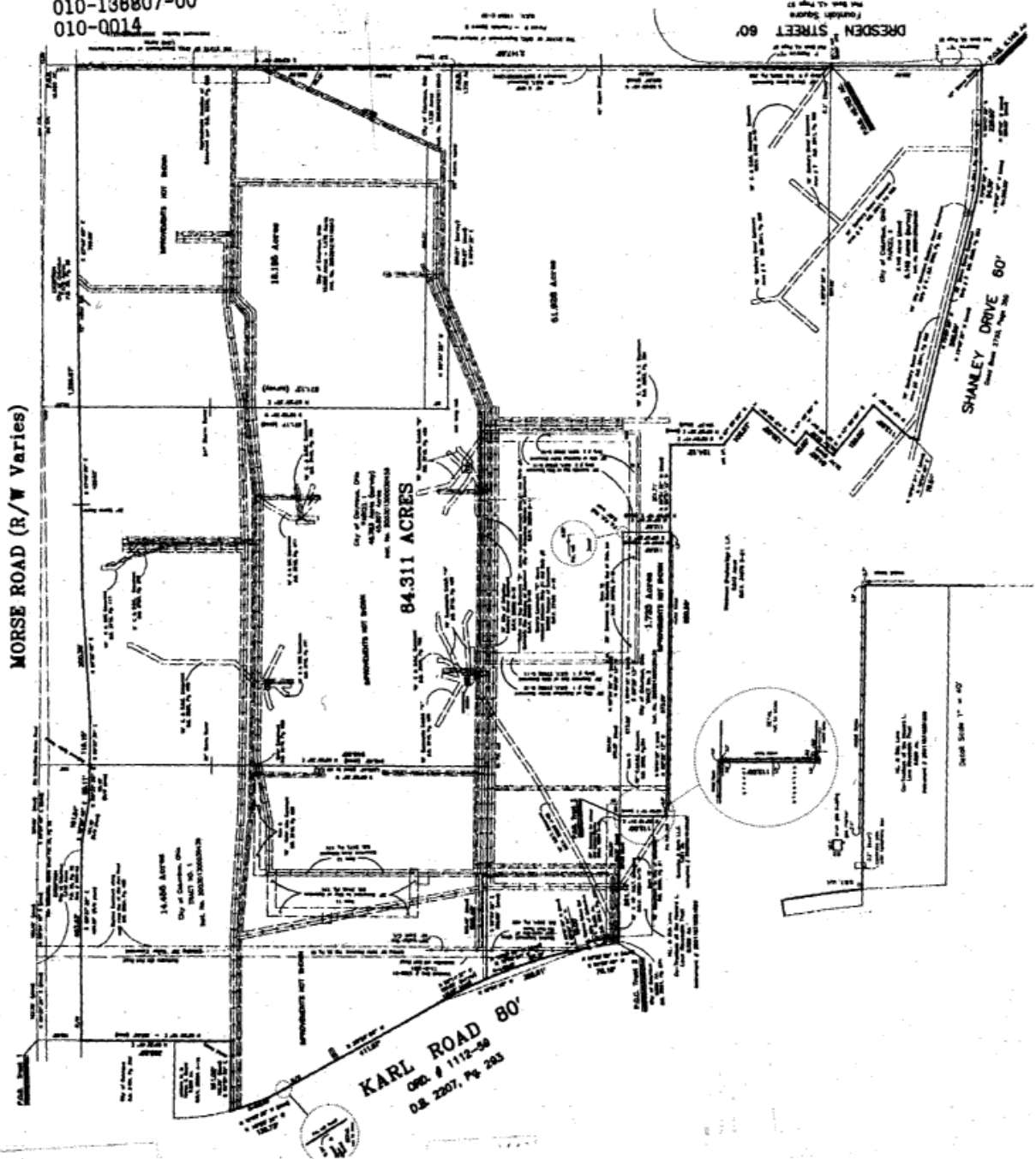
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3) Along a curve to the right having a radius of 540.00 feet, a delta angle of 14 degrees 32 minutes 48 seconds and a chord bearing and distance of North 18 degrees 09 minutes 36 seconds West, 136.73 feet to the point of beginning **CONTAINING 84.311 ACRES**, subject however to all legal highways, leases, easements and restrictions of record and of records in the respective utility offices. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is the east line of the 45.807 Acre tract held as South 03 degrees 08 minutes 49 seconds West per Instrument No. 200301300030458. The foregoing description was prepared from an ALTA/ACSM Land Title Survey by Myers Surveying Company of a 51.928 Acre tract dated November 12, 2002, a 14.456 Acre and 1.733 Acre tract dated December 2, 2002 and a 16.195 Acre tract dated March 5, 2003.



Tax Parcels  
 010-099236  
 010-103735-00  
 010-M158C  
 010-136807-00  
 010-0014

MORSE ROAD (R/W Varies)



KARL ROAD 80'  
 Ord. # 1112-98  
 O.G. 2267, Pg. 203

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