

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

Being in the Southeast Quarter of Section 6, Township 11, Range 21, Mathew's Survey of Congress Lands, and being a part of Lot No. 7, of the Subdivision of the lands of James Carson, as recorded to complete Record 27, page 333, Clerk of Court's Office, Franklin County, Ohio. Also being a part of a 22.50 Acre Tract conveyed to Kathrine Hustman, as recorded in Deed Book 1177, page 193, Recorder's Office, Franklin County, Ohio. More particularly bounded and described as follows:

Beginning at a point in the south line of the above mentioned 22.50 acre tract and in the south line of Section 6 and in the center of Watkins Road, which bears West, a distance of 535.75 feet from the southeast corner of Section 6 and 100.0 feet from the southeast corner of said 22.50 acre tract; thence West, along the center of said road and the south line of Section 6 and the 22.50 acre tract, a distance of 125.0 feet to a point; thence N. 0° 19' W. parallel to the east line of said 22.50 acre, a distance of 200.0 feet to an iron pipe, passing an iron pin on line at 30 feet; thence East, parallel to the south line of said Section 6, and 22.50 acre tract and the center of Watkins Road, a distance of 125.0 feet to an iron pipe; thence S. 0° 19' E. parallel to the east line of said 22.50 acre tract a distance of 200.0 feet to the place of beginning, passing an iron a distance 200.0 feet to the place of beginning, passing an iron pipe on line at 170.0 feet; containing 0.574 acre of land, and being subject to all legal highways of record.

Parcel No. 530-156633

ALSO THE FOLLOWING PROPERTY:

Being a tract of land in the southwest quarter of Section 5, Township 11, Range 21, and bounded and described as follows:

Being a part of Lots Number Four and Five of the Subdivision of Valentine Zimmer heirs' land as said subdivision is shown of record in Plat Book Number 4, page 415, Recorder's Office, Franklin County, Ohio, and being also a part of the 7.288 acre of Louis and Grace Reidigor, being more particularly described as follows:

Beginning at the southwest corner of said 7.288 acre tract, said point being also in the centerline of Watkins Road, thence North 4° 25' east with the west line of said tract 300.00 feet to a point; thence South 85° 35' East 150.00 feet to a point; thence South 4° 25' West 282.60 feet to the centerline of Watkins Road; thence South 86° 45' West with the centerline of said road, 151.02 feet to the place of beginning, containing 1.003 acres.

EXCEPTING FROM THE ABOVE THE FOLLOWING:

Beginning at a point being Grantor's southwesterly property corner and also in the centerline of existing Watkins Road (S. 80° 50' 38" W. 270.96 feet) from the southeasterly lot corner of Lot Number S. said point being 28.68 feet right of Station 274+43.78 in the centerline of survey made in 1961 by the Ohio Department of Highways of the relocation of U.S. Route 33, Section 22.46 in Franklin County, also known as Columbus-Winchester Pike; thence with Grantor's west property line (N. 01° 24' 14" W. 160.09 feet) passing through the centerline survey at Station 274+34.52 to a point 125.00 feet left of the centerline survey at Station 274+96.77; thence (S. 74° 36' 00" E. 154.57 feet) to a point in Grantor's east property line, said point being 125.00 feet left of Station 275+51.34; thence with Grantor's east property line (S. 01° 22' E. 95.90 feet) to Grantor's southeasterly property corner, said point being in existing Watkins Road and also

being 33.08 feet left of Station 275+78.70; thence with Grantor's south property line and also in the centerline of Watkins Road (S. 80° 50' 38" W. 148.95 feet) passing through the centerline of survey at Station 275+06.30 to the place of beginning.

Parcel No. 180-913

Also known as: 3090 Watkins Road, Columbus OH 43207