

EXHIBIT A
Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 29, Township 12, Range 21, Refugee Lands and containing 7.954 acres of land, more or less, and being part of the 9.078 acre tract of land described in a deed to Primeland Properties, of record in Deed Book 3396, Pages 820 and 821 (also referred to as Parcel 14, Deed Book 3396, Page 796). All reference to Deed Books and Plat Books in this description are of record in the Recorder's Office, Franklin County, Ohio, said 7.954 acre tract being more particularly described as follows:

Beginning, for reference, at the centerline intersection of (Relocated) Courtright Road with Refugee Road, as said intersection is shown and delineated upon the Dedication of Courtright Road and Refugee Road (Kimberly II) of record in Plat Book 41, Page 49; Thence N. 1°28'00" East, with the centerline of said Courtright Road, a distance of 305.00 feet to a point; Thence S. 88°32'00" East, a distance of 40.00 feet to a point in the easterly right-of-way line of said Courtright Road, in the northwesterly corner of a 0.604 acre tract of land described in a deed to Atlantic Richfield Company, of record in Deed Book 3178, Page 615, the True Point of Beginning;

Thence, from said True Point of Beginning, N. 1°28'00" East, parallel with and 40.00 feet easterly from (as measured, at right angles) the centerline of said Courtright Road, a distance of 355.00 feet to a point of curvature;

Thence, northeasterly, with the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00"; the chord of which bears N. 46°28'00" East, a chord distance of 28.28 feet to the point of tangency in the south line of Westpoint Drive, as said Drive is shown and delineated upon the recorded plat of same, Dedication of Courtright Road, Kimberly Parkway West and Westpoint Drive (Kimberly IV), of record in Plat Book 41, Page 74;

Thence, S. 88°32'00" E., parallel with and 35.00 feet southerly from (as measured at right angles), the centerline of said Westpoint Drive, a distance of 150.00 feet to a point of curvature;

Thence, northeasterly, with the arc of a curve to the left, having a radius of 575.00 feet, a central angle of 43°22'54", the chord of which bears N. 69°46'33" E., a chord distance of 425.04 feet to a point of reverse curvature;

Thence, southeasterly with the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 85°39'45", the chord of which bears S. 89°05'00" E., a chord distance of 27.19 feet to the point compound curvature in the westerly right-of-way of Old Courtright Road;

Thence, southeasterly, with the arc of a curve to the right, having a radius of 125.00 feet, a central angle of 34°29'09", the chord of which bears S. 29°00'34" E., a chord distance of 74.11 feet to the point of tangency;

Thence N. 78°14'00" E., a distance of 25.00 feet to a point in the centerline of said Old Courtright Road;

Thence S. 11°46'00" E., with the centerline of said Old Courtright Road, a distance of 298.62 feet to a point in the northeasterly corner of a 1.122 acre tract of land as described in a deed to Draga Kuzarevski and Carl K. Balaloski, of record in Deed Book 3494, Page 354;

Thence N., 88°32'00" W., with the northerly line of said 1.122 acre tract, a distance of 215.68 feet to a point in the northwesterly corner of said 1.122 acre tract;

Thence S., 5°14'16" E., with the westerly line of said 1.122 acre tract, a distance of 215.63 feet to a point in the southwesterly corner of said 1.122 acre tract;

Thence S., 88°32'00" E., with the southerly line of said 1.122 acre tract, a distance of 240.87 feet to a point in the centerline of Old Courtright Road;

Thence S., 11°46'00" E., with the centerline of said Old Courtright Road, a distance of 25.68 feet to a point in the northeasterly corner of that 1.428 acre tract of land as described in a deed to Station Development Corp., of record in Deed Book 2583, Page 208;

Thence N., 88°32'00" W., with the northerly line of said 1.428 acre tract, a distance of 243.81 feet to a point in the northwesterly corner of said 1.428 acre tract;

Thence S., 2°40'00" E., with the westerly line of said 1.428 acre tract, a distance of 151.74 feet to a point in the northerly line of Refugee Road;

Thence N. 88°32'00" W., parallel with and 98.00 feet northerly from (as measured at right angles) the centerline of said Refugee Road, a distance of 305.78 feet to an angle point;

Thence N., 74°42'17" W., with the northerly line of said Refugee Road, a distance of 92.69 feet to a point in the southeasterly corner of said aforementioned 0.604 acre tract;

Thence N. 1°28'00" E., with the easterly line of said 0.604 acre tract, a distance of 184.85 feet to a point, the northeasterly corner of said 0.604 acre tract;

Thence N., 88°32'00" W., with the northerly line of said 0.604 acre tract, a distance of 150.00 feet to the True Point of Beginning and containing 7.954 acres of land more or less.

PPN: 010-012659-00

Property Address: 2650-2770 Courtright Road, Columbus, OH

Prior Deed Reference Number: 201911010145443

