

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, and State of Ohio, being a part of Lot Number 252 of Oakwoods Addition East as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 152, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe set at the intersection of the easterly line of Linwood Avenue (50 feet wide) with the southerly line of East Fulton Street (60 feet wide), also being the northwesterly corner of said Lot Number 252;

Thence, along the southerly line of said East Fulton Street and part of the northerly line of said Lot Number 252, East 97.09 feet to a PK nail set;

Thence, across said Lot Number 252, South 02° 02' 30" West 32.00 feet to an iron pipe set in the southerly line of said Lot Number 252, also being in the northerly line of Lot Number 251 of said subdivision;

Thence, along part of the southerly line of said Lot Number 252 and part of the northerly line of said Lot Number 251, West 97.09 feet to an iron pipe set in the easterly line of said Linwood Avenue, also being the southwesterly corner of said Lot Number 252 and the northwesterly corner of said Lot Number 251;

Thence, along the easterly line of said Linwood Avenue and the westerly line of said Lot Number 252, North 02° 02' 30" East 32.00 feet to the place of beginning, containing 0.071 acre (3107 square feet), subject, however, to all legal highways, easements, leases, and restrictions of record. Iron pipes set are 30 inch X 1 inch O.D. with orange plastic caps inscribed "P.S.#6579". Basis of bearing is the southerly line of East Fulton Street assumed East.

**Commonly Known as 532-534 Linwood Avenue, Columbus, Ohio 43205
Parcel No. 010-217133-00**