

EXHIBIT A – LEGAL DESCRIPTION
1717 Bethel Road; Columbus, OH 43220
Tax Parcel I.D. # 010-151090

PARCEL I:

TRACT 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 19 West, United States Military Lands, and being a portion of a 4.193 acre tract of land (4.199 acres by recent survey) conveyed to Irish/Blue, Co., by Deed of Record in Deed Book 3740, Page 569, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Bethel Road with the centerline of Reed Road, said railroad spike also being at the Northwest corner of said 4.199 acre tract;

Thence S 2 deg. 40 min. 00 sec. W along the centerline of Reed Road and along a portion of the West line of said 4.199 acre tract a distance of 60.00 feet to a point;

Thence S 86 deg. 42 min. 30 sec. E parallel with and 60.00 feet Southerly by perpendicular measurement from the centerline of Bethel Road and from the North line of said 4.199 acre tract a distance of 468.00 feet to a 3/4 inch I.D. iron pipe set in the East line of said 4.199 acre tract, at a corner of a 0.948 acre tract of land conveyed to City of Columbus for right-of-way for Bethel Road by Deed of Record in Official Records Volume 1244, Page G19, Recorder's Office, Franklin County, Ohio, at the Southwest corner of a 0.629 acre tract of land conveyed as Exhibit A to City of Columbus for right-of-way for Bethel Road by Deed of Record in Deed Book 3199, Page 292, Recorder's Office, Franklin County, Ohio, and at the Northwest corner of an original 5.003 acre tract of land conveyed to Harry L. Thoman, Jr., by Deed of Record in Deed Book 3408, Page 360, Recorder's Office, Franklin County, Ohio, said iron pipe also being S 2 deg. 40 min. 00 sec. W a distance of 60.00 feet from a railroad spike set in the centerline of Bethel Road, at the Northeast corner of said 4.199 acre tract and at the Northwest corner of said 0.629 acre tract;

Thence S 2 deg. 40 min. 00 sec. W along a portion of the East line of said 4.199 acre tract and along a portion of the West line of said 5.003 acre tract a distance of 163.20 feet to a point at the True Place of Beginning of the tract herein intended to be described;

Thence continuing S 2 deg. 40 min. 00 sec. W along a portion of the East line of said 4.199 acre tract and along a portion of the West line of said 5.003 acre tract a distance of 168.00 feet to a 3/4 inch I.D. iron pipe set at the Southeast corner of said 4.199 acre tract and at the Northeast corner of a 3.000 acre tract of land conveyed to NewTowne Homes, Inc., by Deed of Record in Deed Book 3770, Page 349, Recorder's Office, Franklin County, Ohio.

Thence N 86 deg. 38 min. 00 sec. W along a portion of the South line of said 4.199 acre tract and along a portion of the North line of said 3.000 acre tract a distance of 168.61 feet to a 3/4 inch I.D. iron pipe set;

Thence N 3 deg. 17 min. 30 sec. E perpendicular to the centerline of Bethel Road and perpendicular to the North line of said 4.199 acre tract a distance of 115.97 feet to a point in the centerline of a proposed 30 foot wide access drive (passing a 3/4 inch I.D. iron pipe set in the South line of said proposed access drive at 100.97 feet);

Thence Northeasterly along the curved centerline of said proposed access drive and with a curve to the left, data of which is: radius equals 50.00 feet, delta equals 90 deg. 00 min. 00 sec, Tangent equals 50.00 feet and Arc Length equals 78.54 feet, a chord distance of 70.71 feet bearing N 48 deg. 17 min. 30 sec. E to the Point of Tangency of said curve;

Thence N 3 deg. 17 min. 30 sec. E along the centerline of said proposed access drive, perpendicular to the centerline of Bethel Road and perpendicular to the North line of said 4.199 acre tract a distance of 1.80 feet to a point;

Thence S 86 deg. 42 min. 30 sec. E parallel with the centerline of Bethel Road and parallel with the North line of said 4.199 acre tract a distance of 116.78 feet to the True Place of Beginning (passing a point in the East line of said proposed access drive at 15.00 feet);

Containing 0.599 acre of land more or less and being subject to all easements and restrictions of record, including a fifteen (15) foot wide easement for half width of a 30 wide access drive, said easement being described as follows;

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Bethel Road with the centerline of Reed Road, said railroad spike also being at the Northwest corner of said 4.199 acre tract;

Thence S 2 deg. 40 min. 00 sec. W along the centerline of Reed Road and along a portion of the West line of said 4.199 acre tract a distance of 60.00 feet to a point;

Thence S 86 deg. 42 min. 30 sec. E parallel with and 60.00 feet Southerly by perpendicular measurement from the centerline of Bethel Road and from the North line of said 4.199 acre tract a distance of 468.00 feet to a 3/4 inch I.D. iron pipe set in the East line of said 4.199 acre tract, at a corner of a 0.948 acre tract of land conveyed to City of Columbus for right-of-way for Bethel Road by Deed of Record in Official Records Volume 1244, Page G19, Recorder's Office, Franklin County, Ohio, at the Southwest corner of a 0.629 acre tract of land conveyed to City of Columbus for right-of-way for Bethel Road by Deed of Record in Deed Book 3199, Page 292, Recorder's Office, Franklin County, Ohio, and at the Northwest corner of an original 5.003 acre tract of land conveyed to Harry L. Thoman, Jr., by Deed of Record in Deed Book 3408, Page 360, Recorder's Office, Franklin County, Ohio, said iron pipe also being S 2 deg. 40 min. 00 sec. W a distance of 60.00 feet from a railroad spike set in the centerline of Bethel Road, at the Northeast corner of said 4.199 acre tract and at the Northwest corner of said 0.629 acre tract;

Thence S 2 deg. 40 min. 00 sec. W along a portion of the East line of said 4.199 acre tract and along a portion of the West line of said 5.003 acre tract a distance of 163.20 feet to a point;

Thence N 86 deg. 42 min. 30 sec. W parallel with the centerline of Bethel Road and parallel with the North line of said 4.199 acre tract a distance of 116.78 feet to a point in the centerline of said proposed access drive and at the True Place of Beginning of the drive herein intended to be described;

Thence S 86 deg. 42 min. 30 sec. E parallel with the centerline of Bethel Road and parallel to the North line of said 4.199 acre tract a distance of 15.00 feet to a point;

Thence S 3 deg. 17 min. 30 sec. W perpendicular to the centerline of Bethel Road and perpendicular to the North line of said 4.199 acre tract a distance of 1.80 feet to a 3/4 inch I.D. iron pipe set at the point of curvature of a curve;

Thence Southwesterly with a curve to the right, data of which is: Radius equals 65.00 feet, Delta equals 90 deg. 00 min. 00 sec., Tangent equals 65.00 feet and Arc Length equals 102.10 feet, a chord distance of 91.92 feet bearing S 48 deg. 17 min. 30 sec. W to a 3/4 inch I.D. iron pipe set at the point of tangency of said curve;

Thence N 3 deg. 17 min. 30 sec. E perpendicular to the centerline of Bethel Road and perpendicular to the North line of said 4.199 acre tract a distance of 15.00 feet to a point in the centerline of said proposed access drive;

Thence Northeasterly along the curved centerline of said proposed access drive and with a curve to the left, data of which is: Radius equals 50.00 feet, Delta equals 90 deg. 00 min. 00 sec., Tangent equals 50.00 feet and Arc Length equals 78.54 feet, a chord distance of 70.71 feet bearing N 48 deg. 17 min. 30 sec. E to the point of tangency of said curve;

Thence N 3 deg. 17 min. 30 sec. E along the centerline of said proposed access drive, perpendicular to the centerline of Bethel Road and perpendicular to the North line of said 4.199 acre tract a distance of 1.80 feet to the True Place of Beginning;

Containing 0.032 acre of land more or less.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723 of C.F. Bird & R.J. Bull, Inc., consulting engineers and surveyors, Columbus, Ohio, from an actual boundary survey performed in the field in June, 1981. Basis of bearings is the centerline of Reed Road, being S. 2 deg. 40 min. 00 sec. W, as shown of record in Deed Book 3470, Page 569, Recorder's Office, Franklin County, Ohio.

TRACT 2:

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 19 West, United States Military Lands, and being a portion of a 4.193 acre tract of land (4.199 acres by recent survey) conveyed to Irish/Blue, Co., by Deed of Record in Deed Book 3740, Page 569, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Bethel Road with the centerline of Reed Road, said railroad spike also being at the Northwest corner of said 4.199 acre tract;

Thence S 86 deg. 42 min. 30 sec. E along the centerline of Bethel Road and along a portion of the North line of said 4.199 acre tract a distance of 40.00 feet to a point;

S 2 deg. 40 min. 00 sec. W parallel with and 40.00 feet Easterly by perpendicular measurement from the centerline of Reed Road and from the West line of said 4.199 acre tract a distance of 275.00 feet to a point at the True Place of Beginning of the tract herein intended to be described and in the centerline of a proposed 30 foot wide access drive (passing a 3/4 inch I.D. iron pipe set at 60.00 feet);

Thence S 86 deg. 42 min. 30 sec. E along the centerline of said proposed access drive, parallel with the centerline of Bethel Road and parallel with the North line of said 4.199 acre tract a distance of 260.65 feet to a point;

Thence S 3 deg. 17 min. 30 sec. W perpendicular to the centerline of said proposed access drive a distance of 115.97 feet to a 3/4 inch I.D. iron pipe set in the South line of said 4.199 acre tract and in the North line of a 3.000 acre tract of land conveyed to NewTowne Homes, Inc., by Deed of Record in Deed Book 3770, Page 349, Recorder's Office, Franklin County, Ohio, (passing a 3/4 inch I.D. iron pipe set in the South line of said proposed access drive at 15.00 feet);

Thence N 86 deg. 38 min. 00 sec. W along a portion of the South line of said 4.199 acre tract and along a portion of the North line of said 3.00 acre tract a distance of 259.39 feet to a 3/4 inch I.D. iron pipe set, said iron pipe being located S 86 deg. 38 min. 00 sec. E a distance of 40.00 feet from a railroad spike set in the centerline of Reed Road, at the Southwest corner of said 4.199 acre tract and at the Northwest corner of said 3.000 acre tract;

Thence N 2 deg. 40 min. 00 sec. E parallel with and 40.00 feet Easterly by perpendicular measurement from the centerline of Reed Road and from the West line of said 4.199 acre tract a distance of 115.64 feet to the True Place of Beginning (passing a 3/4 inch I.D. iron pipe set in the South line of said proposed access drive at 100.64 feet);

Containing 0.691 acre of land more or less and being subject to all easements and restrictions of record.

Excepting therefrom the following described premises:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 1, Township 1 North, Range 19 West, United States Military Lands, and being a part of the lands described in Official Records Volume 2265, Page E15 to Commerce Square II, Ltd., in the Records of the Franklin County Recorder, and being further described as follows:

Beginning for reference at the intersection of Bethel Road and Reed Road at Centerline Station 118 plus 18.69 which equals Reed Road Station 10 plus 00.00 as shown in construction plans for Bethel Road Phase V, also being Centerline Station 118 plus 52.92 which equals Reed Road Station 20 plus 00.00 on the Centerline Survey Plat made for the City of Columbus in 1989;

Thence, South 2 deg. 12 min. 33 sec. East with the centerline of said Reed Road a distance of 275.45 feet to Reed Road Station 7 plus 24.55;

Thence, South 87 deg. 47 min. 27 sec. East a distance of 40.00 feet to a point 40.00 feet right of Station 7 plus 24.55 in the Easterly line of Reed Road, the centerline of a 30.00 foot easement of ingress/egress, the Northwesterly corner of said parcel, and the Principal Place of Beginning of the parcel to be described;

Thence, South 88 deg. 24 min. 57 sec. East with said Northerly line of said parcel a distance of 5.00 feet to a point 45.00 feet right of Station 7 plus 24.61;

Thence, South 2 deg. 12 min. 33 sec. West, leaving said line, a distance of 115.64 feet to a point in the Southerly of said parcel 45.00 feet right of Station 6 plus 08.97;

Thence, North 88 deg. 29 min. 27 sec. West with the Southerly line of said parcel a distance of 5.00 feet to a point 40.00 feet right of Station 6 plus 08.91;

Thence, North 2 deg. 12 min. 33 sec. East with said Easterly line of Reed road a distance of 115.64 feet to the Principal Place of Beginning.

The parcel, as described above, contains 0.013 acres, more or less.

The forementioned stations are in reference to Construction Plan Station for Bethel Road Phase V.

Also excepting the following land;

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 19 West, United States Military Lands, and being all of a 0.691 acre parcel of land conveyed to Mizpah Fund I, Ltd. of record in Instrument Number 199711170145294, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.679 acre parcel being more fully described herein;

Beginning for reference at Franklin County Monument (FCGS 1112) found at the intersection of the centerlines of Bethel Road and Reed Road;

Thence South 02 deg. 16 min. 31 sec. West, along the centerline of Reed Road, a distance of 390.58 feet to a point;

Thence South 87 deg. 01 min. 28 sec. East, a distance of 45.00 feet to an iron pin set on the Easterly right of way of said Reed Road and at the Southeast corner of acre parcel of land conveyed to the City of Columbus of record in OR 3048, Pg B10, said iron pin set also being the True Point of Beginning;

Thence North 02 deg. 16 min. 31 sec East, along the East right of way of Reed Road and the East line of said 0.013, a distance of 115.64 feet to a mag nail set at the Northwest corner of said 0.679 acre parcel, said iron pin set also being on the Southwest corner of a 0.958 acre parcel of land conveyed to the Ohio State University Board of Trustees of record in Official Record 9222, Page F04 and also being the Northeast corner of said 0.013 acre parcel;

Thence South 87 deg. 05 min. 59 sec. East, a distance of 255.65 feet along the Northerly line of said 0.679 acre parcel, the Southerly line of said 0.958 acre parcel, and the Southerly line of a 0.540 acre parcel of land conveyed to 1721 Bethel, LLC of record in Instrument Number 200507080134673 to a point of curvature which falls in a 10 inch tree;

Thence 0.31 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 0 deg. 21 min. 36 sec., the chord of which bears South 87 deg. 16 min. 47 sec. East, a chord distance of 0.31 feet to a point, being referenced by a 3/4 inch iron pipe found 0.12 feet North of said point with Cap Number PS6579, said point also being the Northeast corner of said 0.679 acre parcel and the Northwest corner of a 0.599 acre parcel;

Thence South 02 deg. 54 min. 01 sec. West, passing a 3/4 inch iron pipe found with Cap Number PS6579 at 115.85 feet, a total distance of 115.97 feet to a point, said point being the Southeast corner of said 0.679 acre parcel and the Southwest corner of said 0.599 acre parcel, said point also being on the Northerly line of a 3.000 acre parcel of land conveyed to Village Green Condominium of record in Condo Plat Book 16, Page 23;

Thence North 87 deg. 01 min. 28 sec. West, along the Southerly line of said 0.679 acre parcel and the Northerly line of said 3.000 acre parcel, passing a 3/4 inch iron pipe found at 254.41 feet, a total distance of 254.70 feet to the True Point of Beginning, containing 0.679 acres;

For the purpose of this description a bearing of North 87 deg. 01 min. 28 sec. West was held along the Southerly property line of the original Mizpah Fund I Ltd Parcel of record in Instrument Number 199711170145294. All iron pins to be set are a 5/8 inch x 30 inch solid bar with a yellow cap stamped PS8114.

This description is based on an actual field survey performed in September, 2009.