

Exhibit "A"

Situated in the State of Ohio, County of Union, Township of Jerome, being in V.M.S. 2991 and bounded and described as follows:

Being a 2.022 acre tract out of an original 75 acre tract in V.M.S. 2991, as recorded in Deed Volume 163, page 179, Recorder's Office, Union County, Ohio and said 2.022 acre tract is more particularly described as follows:

Beginning for reference at a railroad spike marking the intersection of Brock Road and Jerome Road;

Thence South 05 degrees 00' 00" East 528.31 feet with the centerline of Jerome Road, to a railroad spike marking the principal place of beginning of the said 2.022 acre tract;

Thence continuing South 05 degrees 00' 00" East 292.70 feet, with the centerline of Jerome Road, to a railroad spike;

Thence South 85 degrees 00' 00" West 200.00 feet, with the north line of a 1.0 acre tract as recorded in Deed Volume 286, page 520, to an iron pin and passing an iron pin on line at 30.00 feet;

Thence South 05 degrees 00' 00" East 217.8 feet, with the west line of the said 1.0 acre tract, to an iron pin set at the southwest corner of the said 1.0 acre tract;

Thence South 85 degrees 00' 00" West 115.00 feet to an iron pin;

Thence North 05 degrees 00' 00" West 217.80 feet to an iron pin;

Thence North 25 degrees 23' 19" East 185.82 feet to an iron pin;

Thence North 37 degrees 00' 00" East 130.00 feet to an iron pin;

Thence North 66 degrees 00' 00" East 110.00 feet to an iron pin;

Thence North 85 degrees 00' 00" East 30.00 feet to a railroad spike marking the principal place of beginning, containing 2.022 acres, more or less. This description was prepared from an actual field survey by M.W. Hugus, Registered Surveyor #4842, dated September 7, 1985.

EXCEPTING THEREFROM THE FOLLOWING:

Being a 1.001 acre tract out of a 2.022 acre tract in V.M.S. 2991, Jerome Township, Union County, Ohio, as recorded in Deed Volume 297, pages 568-569 and said 1.001 acres to be conveyed is more particularly described as follows:

Beginning for reference, at a railroad spike found, marking the intersection of Brock Road and Jerome Road;

Thence South 05 degrees 00' 00" East 528.31 feet, with the centerline of Jerome Road, to a railroad spike found marking the principal place of beginning of the said 1.001 acre tract to be described;

Thence continuing South 05 degrees 00' 00" East 170.00 feet, with the centerline of Jerome Road, to a PK nail set;

Thence South 85 degrees 00' 00" West 130.00 feet, with the north line of the remaining 1.021 acre tract, to an iron pin set and passing an iron pin set on line at 30.00 feet;

Thence South 40 degrees 31' 53" West 175.16 feet, with a line common to the remaining 1.021 acre tract, to an iron pin set; Thence South 05 degrees 00' 00" East 70.00 feet, with a line common to the remaining 1.021 acre tract, to an iron pin set;

Thence South 85 degrees 00' 00" West 60.00 feet, with a line common to the remaining 1.021 acre tract, to an iron pin set; Thence North 05 degrees 00' 00" West 70.00 feet, with part of the west line of the said 2.022 acre tract, to an iron pin found;

Thence North 25 degrees 23' 19" East 185.82 feet to an iron pin found;

Thence North 37 degrees 00' 00" East 130.00 feet to an iron pin found;

Thence North 66 degrees 00' 00" East 110.00 feet to an iron pin found;

Thence North 85 degrees 00' 00" East 30.00 feet to a railroad spike found marking the principal place of beginning, containing 1.001 acres, more or less.

LEAVING AFTER SAID EXCEPTIONS 1.021 ACRES, MORE OR LESS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Union, Township of Jerome, being part of Virginia Military Survey No. 2991, and being part of a tract of land conveyed to Clinton R. Field, as recorded in Official Record 522, page 37, all references contained herein are to the Recorder's Office, Union County, Ohio and being more particularly described as follows:

Beginning at a ¼ inch Iron Pin found at the southwesterly corner of said Clinton R. Field lands, said point also being in the easterly line of a 33.494 acre tract of land conveyed to Suburban Improvement of Columbus, Inc. as recorded in Official Record 609, page 606;

Thence, North 4 degrees 58' 36" West, 71.65 feet running with the westerly line of said Clinton R. Field lands and the easterly line of said Suburban Improvement of Columbus, Inc. lands to a 5/8 inch Iron Pin and Cap set;

Thence, North 85 degrees 00' 00" East, 114.78 feet running within said Clinton R. Field lands to a 5/8 inch Iron Pin and Cap set, said Iron Pin and Cap also being in the westerly line of a tract of land conveyed to Jon H. Field, as recorded in Official Record 547, page 253;

Thence, South 5 degrees 04' 10" East, 71.65 feet to a ¼ inch Iron Pin found at the southeasterly corner of said Clinton R. Field lands and the southwesterly corner of Jon H. Field lands;

Thence, South 85 degrees 00' 00" West, 114.89 feet to the point of beginning, containing 0.189 acre, more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by William L. Willis, PS No. 7168, this twelfth day of July, 2005.

Bearings are based on a bearing of South 5 degrees 00' 00" East for the centerline of Jerome Road, as

recorded in Survey Plat Book 10, pages 46 and 325.

LEAVING AFTER SAID EXCEPTIONS 0.8320 ACRE, MORE OR LESS.

ALSO:

Situated in the State of Ohio, County of Union, Township of Jerome, being part of Virginia Military Survey No. 2991, and being part of a tract of land conveyed to Jon H. Field, as recorded in Official Record 547, page 253, all references contained herein are to Union County Recorder's records, Union County, Ohio and being more particularly bounded and described as follows:

Beginning at a railroad spike found in the centerline of Jerome Road, said point being the northeasterly corner of said Field tract and the southeasterly corner of a tract of land conveyed to Clinton R. Field, as recorded in Official Record 522, page 37;

thence, S 05 degrees 00' 00" E, 41.00 feet running with the centerline of said Jerome Road to a PK nail set;

thence, S 85 degrees 00' 00" W, 199.95 feet, passing a 5/8 inch Iron Pin and Cap set at 30.00 feet, to a 5/8 inch Iron Pin and Cap set, said point being in the westerly line of said Jon H. Field lands and the easterly line of said Clinton R. Field lands;

thence, N 05 degrees 04' 10" W, 41.00 feet to a 5/8 inch Iron Pin and Cap set, said Iron Pin and Cap being the northwesterly corner of said Jon H. Field lands and an angle point in the easterly and southerly line of said Clinton R. Field lands;

thence, N 85 degrees 00' 00" E, 200.00 feet to the point of beginning and containing 0.188 acres, more or less, subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision, this twenty-sixth day of July, 2004.

Bearings are based on a bearing of S 05 degrees 00' 00" E for the centerline of Jerome Road, as recorded in Survey Plat Book 10, pages 46 and 325.

William L. Willis, PS No 7168
Central Surveying Co. Ltd.
7563 East Main Street, Reynoldsburg, OH 43068

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same property conveyed to Clinton R. Field, unmarried, by Deed, dated January 30, 2004, recorded on February 10, 2004 in Official Records Book 522, Page 37 of the Union County, Ohio records.

Address of Property: 10091 Jerome Rd., Dublin, OH 43017
Parcel Number: 17-00140430.000 and 17-00140501.000
Map Number: 127-13-03-008.000 and 127-13-03-009.001

G&K Reference No:
17-02496

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER

DATE 4/4/18 SB
JEFF STAMPH; UNION CO. ENG.