

EXHIBIT A

08017002

March 7, 2008

DESCRIPTION OF A 2.070 ACRE TRACT OF LAND LOCATED
SOUTH OF TAYLOR ROAD AND EAST OF
CROSS POINTE ROAD, IN THE CITY OF GAHANNA,
COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1, Range 16, United States Military Lands, containing 2.070 acres of land, more or less, said 2.070 acres being part of Lot No. 6, as the same is numbered and delineated upon the recorded plat of Crossroads Commerce Center of record in Plat Book 94, Pages 91, 92 and 93, Recorder's Office, Franklin County, Ohio, said 2.070 acre tract of land being more particularly described as follows:

Beginning, for reference, at a point at the centerline intersection of Taylor Road and Cross Pointe Road, said point being located $S89^{\circ}46'59''E$, a distance of 760.25 feet from FCGS Monument No. 5517 at the centerline intersection of said Taylor Road and Taylor Station Road, said point also being in a northerly line of that 0.502 acre of land described as Parcel 33WD for right-of-way in the deed to Franklin County Commissioners, of record in Instrument No. 200103280062333, Recorder's Office, Franklin County, Ohio; thence southwardly with the centerline of said Cross Pointe Road, the following five (5) courses and distances: 1). $S04^{\circ}53'00''W$, a distance of 131.13 feet to a point of curvature; 2). southwardly, with the arc of a curve to the left, having a radius of 500.00 feet, an arc length of 43.63 feet, a central angle of $05^{\circ}00'00''$ and a chord that bears $S02^{\circ}23'00''W$, a chord distance of 43.62 feet to the point of tangency; 3). $S00^{\circ}07'00''E$, a distance of 195.88 feet to a point of curvature; 4). southwardly, with the arc of a curve to the right, having a radius of 1000.00 feet, an arc length of 16.07 feet, a central angle of $00^{\circ}55'15''$ and a chord that bears $S00^{\circ}20'37''W$, a chord distance of 16.07 feet to the point of tangency; 5). $S00^{\circ}48'15''W$, a distance of 1222.28 feet to a P.K. Nail found at a point of curvature; thence southwardly with the arc of a curve to the right having a radius of 200.00 feet, an arc length of 15.46 feet, a central angle of $04^{\circ}25'42''$ and a chord that bears $S03^{\circ}01'06''W$, a chord distance of 15.45 feet to a point; thence $S84^{\circ}46'03''E$, a distance of 20.00 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning in the easterly right-of-way line of said Cross Pointe Road, the same being in the westerly line of said Lot No. 6;

Thence, from said true point of beginning, $S89^{\circ}58'13''E$, crossing said Lot No. 6, a distance of 466.15 feet to a 3/4-inch (I.D.) iron pipe set in the easterly line of said Lot No. 6, the same being in the westerly line of that 16.5405 acre tract of land, described in the deed to Columbus Southern Power Company of record in Instrument No. 200105170108973, Recorder's Office, Franklin County, Ohio;

Thence $S00^{\circ}00'37''W$, with the westerly line of said 16.5405 acre tract and with the easterly line of said Lot No. 6, a distance of 86.06 feet to a 3/4-inch (I.D.) iron pipe found in a northerly corner of that 2.908 acre tract of land, described in the deed to Dayton Freight Lines, Inc. of record in Instrument No. 200003230056884, Recorder's Office, Franklin County, Ohio;

Thence westwardly and southwardly with the northerly and westerly boundary of said 2.908 acre tract, the same being easterly and southerly line of said Lot No. 6 the following three (3) courses and distances:

- 1). $S64^{\circ}12'22''W$, a distance of 22.21 feet to a 3/4-inch (I.D.) iron pipe found;
- 2). $N89^{\circ}38'46''W$, a distance of 106.22 feet to a 3/4-inch (I.D.) iron pipe found;

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- 3). S00°07'00"E, a distance of 104.91 feet to a 3/4-inch (I.D.) iron pipe found in a southeasterly corner of said Lot No. 6, the same being the northeasterly corner of Lot No. 5 as the same is numbered and delineated upon the recorded plat of said Crossroads Commerce Center and the northeasterly corner of Crossroads Commerce Center Building 5 Condominiums, as the same is designated and delineated upon the recorded plat of record in Condominium Plat Book 94, Page 10, Recorder's Office, Franklin County, Ohio;

Thence N89°58'13"W, with the northerly line of said Lot No. 5, the northerly line of said Crossroads Commerce Center Building 5 Condominiums and the southerly line of said Lot No. 6, a distance of 559.32 feet to a 3/4-inch (I.D.) iron pipe found in the westernmost corner of said Lot No. 6, the same being in a curve in the southeasterly right-of-way of said Cross Pointe Road;

Thence northeastwardly, with the southeasterly right-of-way line of said Cross Pointe Road and with the northwesterly line of said Lot No. 6 and with the arc of a curve to the left, having a radius of 220.00 feet, an arc length of 325.59 feet, a central angle of 84°47'50" and a chord that bears N47°37'55"E, a chord distance of 296.68 feet to the true point of beginning and containing 2.070 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

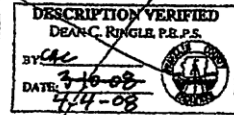
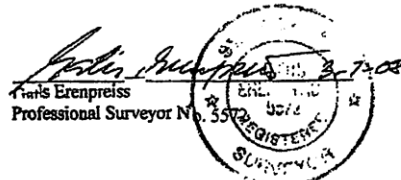
Iron pipes noted as set are 3/4-inch (I.D.) iron pipes with a plastic plug in top marked B.D.M. #1.

We hereby state that the foregoing description was prepared from information obtained from actual field survey conducted by Bauer, Davidson & Merchant, Inc., in December, 2007.

The bearings given in the foregoing description correspond to the bearing of S89°46'59"E as given for the southerly right-of-way line of Taylor Road, of record in Instrument No. 200002240037180, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC. Consulting Engineers

M-94-NA
SPLIT 2.070 ac
OUT OF (025)
12070



M-094-NA
All of
(025)
013598

