

**EXHIBIT "A"**  
**DESCRIPTION OF LAND**

Situated in the City of Columbus, County of Franklin, and State of Ohio, and in the:

Being Lot Number Twelve (12) of Earhart Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 19, Page 51, Recorder's Office, Franklin County, Ohio and being part of the vacated alley shown for record on Road Record 16, Page 289.

And further described as:

Situated in the State of Ohio, County of Franklin, City of Columbus and being all of Lot 12 as same is designated and delineated on the recorded plat of Earhart Addition of record in Plat Book 19, Page 51 (all reference used in this description refer to the records of the Recorder's Office, Franklin County Ohio) and being part of a vacated alley shown for record in Road Record 16, Page 289, said Lot 12 being more particularly described as follows:

Beginning at a 3/4 inch ID iron pipe found at the Southwest corner of said Lot 12, being in the East right of way of Champion Avenue (60 feet) also being in a Northerly line of Markison Avenue (50 feet);

Thence North 0 deg. 00' 00" East with the East line of said Champion Avenue a distance of 50.98 feet to a 3/4 inch ID iron pipe set, the Northwest corner of said Lot 12, the Southwest corner of Lot 11;

Thence South 89 deg. 37' 44" East with the common line between said Lot 12 and Lot 11 a distance of 162.01 feet to a 3/4 inch iron pipe set, the centerline of said vacated alley;

Thence South 0 deg. 00' 46" West with the centerline of said vacated alley a distance of 50.98 feet to a 3/4 inch ID iron pipe found in the Northerly line of said Markison Avenue;

Thence North 89 deg. 47' 44" West with the North line of said Markison Avenue a distance of 162.00 feet to the true point of beginning.

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

An assumed bearing of North 0 deg. 00' 00" East was used on the East line of Champion Avenue and all other bearings calculated from this meridian.

Subject to taxes and assessments, which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

More Commonly Known As: 1664 S Champion Avenue, Columbus, Ohio 43207  
Parcel No.: 010-266361-00