

EXHIBIT "A"

LEGAL DESCRIPTION

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

Being Lot Number Two Hundred Thirteen (213), in W.L. Doren's Central Avenue Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 82, Recorder's Office, Franklin County, Ohio.

Permanent Parcel Number: 010-036895-00

More commonly known as: 304 South Central Avenue, Columbus, OH 43223

Prior Deed: Instrument #201904050038934