

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the Township of Franklin, County of Franklin, State of Ohio:

Tract 1: Being a 0.692 acre tract situated in the County of Franklin, State of Ohio, Township of Franklin, bounded and described as follows:

Being in the Virginia Military Survey No. 1454 and being part of the 87.53 acre tract conveyed to Elmer G. Keller by deed of record in Deed Book 1012, Page 377, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

First Parcel: Beginning at an iron pin at the Northeast corner of said 87.53 acre tract, said iron pin being also in the center line of Big Run Road;

Thence South $12^{\circ} 28'$ West with the East line of said tract, 70.7 feet to the center of Scioto Big Run;

Thence South $85^{\circ} 50'$ West with the center line of said Run, 298.93 feet to a point;

Thence North $12^{\circ} 45'$ East 157.7 feet to an iron pin in the center of Big Run Road, passing an iron pin at 25.7 feet;

Thence South $77^{\circ} 15'$ East with the centerline of said Road 285.65 feet to the Place of Beginning, containing 0.750 acres.

Second Parcel: Beginning at an iron pin at the intersection of the East line of Elmer G. Keller's 87.53 acre tract and the center line of Big Run Road;

Thence South $12^{\circ} 28'$ East along said East line 8 feet to the Northeast corner of a previously conveyed 0.75 acre tract;

Thence North $77^{\circ} 15'$ West along the North line of said tract 285.65 feet to the Northwest corner;

Thence South $12^{\circ} 45'$ West with the West line of said 0.75 acre tract 157.7 feet, passing an iron pin at 132 feet to the center line of Scioto Big Run;

Thence along the centerline of said Run South $89^{\circ} 44'$ West 53.69 feet to a point;

Thence North $12^{\circ} 45'$ East 177.75 feet passing an iron pin at 25 feet and another at 157.75 feet to an iron pin in the centerline of Big Run Road;

Thence South $77^{\circ} 15'$ East along the said center line 337.65 feet passing an iron pin at 28.42 feet to the Place of Beginning, and containing 0.26 acres, more or less, both parcels having been deeded to the Grantor on the 11th day of June, 1960, Deed Records Volume 2258, Page 360, Recorder's Office, Franklin County, Ohio.

Excepting therefrom a 0.318 acre tract deeded to the Franklin County Commissioners on September 4, 1981, for a public highway bridge project, which deed is recorded at 01184F14, document 64047, which tract is more particularly described as follows:

Beginning at an iron pin in the centerline of existing right of way of Big Run Road, said iron pin being the Grantor's North Westerly property corner and shown on the Big Run Road Bridge Replacement Plans, dated 1981, on file at the Franklin County Engineer's Office, said iron pin being Easterly 949.76 feet, more or less as measured along the existing centerline of Big Run Road from the centerline intersection of Big Run Road and Harrisburg Pike (U.S. 62 and S.R. 3);

Thence S. $78^{\circ} 34' 10''$ E along the Grantor's Northerly property line and the existing centerline of Big Run Road a distance of 28.48 feet to an iron pin, said iron pin being the Southwesterly property corner, as conveyed to Alan L. Ortlip, Trustee as shown of record in Deed Book 3195, Pg. 551, Franklin County Recorder's Office;

Thence continuing along the existing center line of Big Run Road S. $78^{\circ} 34' 10''$ E. a distance of 292.61 feet to a railroad spike, said railroad spike being a point of intersection and having centerline of Survey Stationing 12 + 73.45, as established by a centerline survey on file in Franklin County Engineers' Office;

Thence continuing along the center line of existing Big Run Road S. $78^{\circ} 34' 10''$ E. a distance of 16.56 feet to an iron pin, said iron pin being the Grantor's North-Easterly property corner;

Thence S. $11^{\circ} 26' 46''$ W. along the Grantor's Easterly property line 63.00 feet to a point;

Thence leaving the Grantor's Easterly property line N. $84^{\circ} 23' 24''$ W. through the Grantor's lands a distance of 57.00 feet to a point;

Thence continuing through Grantor's lands N. $65^{\circ} 18' 11''$ W. a distance of 188.30 feet to a point;

Thence N. $11^{\circ} 25' 50''$ E. a distance of 10.50 feet to a point in the existing Southerly right of way of Big Run Road;

Thence N. $78^{\circ} 34' 10''$ W. along the existing Southerly right of way of Big Run Road a distance of 97.67 feet to a point, said point being the intersection of the existing Southerly right of way of Big Run Road and the Grantor's Westerly property line;

Thence N. 11° 25' 50" E. along the Grantor's Westerly property line 15.00 feet to the Place of Beginning, containing 0.318 acres, more or less, including the present right of way which occupies 0.121 acres, more or less.

Permanent Parcel Number: 140-000333-00

More commonly known as: 2215 Big Run Road East, Grove City, OH 43123

Prior Deed: Instrument #201512210177511