

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Delaware and in the Township of Liberty:

Being Unit Number 4975, in Emerald Lakes Condominiums V, as the same is numbered, designated, delineated and described in the Declaration, Bylaws and Drawings thereof, of record, respectively, in Deed Record Volume 596, Page 545, and Condominium Plat Cabinet 1, Slide 536, Recorder's Office, Delaware County, Ohio.

Together with a non-exclusive Easement for ingress and egress over the following described premises:

Access Easement

Situated in the State of Ohio, County of Delaware, Township of Liberty, being in Farm Lot 19, Section 3, Township 3, Range 19, United States Military Lands and being an easement as shown on the recorded plat of Wedgewood Commerce Center Section 1, of record in Plat Cabinet 1, Slides 338, 338A, 338B, 338C, 338D, 338E, 338F, and 338G, all references being to those of record in the Recorder's Office, Delaware County, Ohio, the centerline of said access easement being more particularly bounded and described as follows:

Strip 1

Beginning for reference at a point on the South right-of-way line of Bradford Court, said point also being the northwesterly corner of Lot 2058 as shown upon the recorded plat of Wedgewood Commerce Center Section 1;

Thence North $88^{\circ} 50' 55''$ West, along the southerly-right-of-way line of Bradford Court, a distance of 27.00 feet to the true place of beginning;

Thence South $1^{\circ} 09' 05''$ West, leaving the southerly right-of-way line of Bradford Court, a distance of 130.00 feet to a point in the arc of a curve to the left;

Thence in a southeasterly direction along the arc of said curve to the left (Delta = $58^{\circ} 38' 49''$, Radius = 75.00 feet), a chord bearing and distance of South $28^{\circ} 10' 19''$ East, 73.46 feet to reference point "A";

Thence continuing along the arc of said curve to the left (Delta = $31^{\circ} 21' 11''$, Radius 75.00 feet), a chord bearing and distance of South $73^{\circ} 10' 19''$ East, 40.53 feet to the point of tangency;

Thence South $88^{\circ} 50' 55''$ East, a distance of 71.45 feet to reference point "B";

Thence South $88^{\circ} 50' 55''$ East, a distance of 99.88 feet to reference point "C";

Thence South $88^{\circ} 50' 55''$ East, a distance of 38.18 feet to reference point "D";

Thence South $88^{\circ} 50' 55''$ East, a distance of 138.05 feet to reference point "E":

Thence South $88^{\circ} 50' 55''$ East, a distance of 78.44 feet to reference point "F":

Thence South $88^{\circ} 50' 55''$ East, a distance of 15.48 feet to a point in the arc of a curve to the left;

Thence in a northeasterly direction along the arc of said curve to the left (Delta = $8^{\circ} 28' 44''$, Radius = 300.00 feet), a chord bearing and distance of North $86^{\circ} 54' 44''$ East, 44.36 feet to reference point "G";

Thence continuing along the arc of said curve to the left in a northeasterly direction (Delta = $10^{\circ} 27' 51''$, Radius = 300.00 feet), a chord bearing and distance of North $77^{\circ} 26' 25''$ East, 54.71 feet to a point of reverse curvature;

Thence along the arc of said curve to the right in a northeasterly direction (Delta = $8^{\circ} 51' 53''$, Radius = 300.00 feet), a chord bearing and distance of North $76^{\circ} 18' 28''$ East, 46.37 feet to reference point "H";

Thence continuing in a northeasterly direction along the arc of said curve to the right (Delta = $7^{\circ} 52' 36''$, Radius = 300.00 feet), a chord bearing and distance of North $84^{\circ} 03' 07''$ East, 41.21 feet to reference point "I";

Thence in a southeasterly direction along the arc of said curve to the right (Delta = $5^{\circ} 28' 33''$, Radius = 300.00 feet), a chord bearing and distance of South $89^{\circ} 45' 36''$ East, 28.66 feet to the point of tangency;

Thence South $87^{\circ} 14' 19''$ East, a distance of 174.26 feet to a point in the arc of a curve to the right;

Thence in a southeasterly direction along the arc of said curve to the right (Delta = $55^{\circ} 11' 26''$, Radius = 50.00 feet), a chord bearing and distance of South $59^{\circ} 38' 36''$ East, 46.32 feet to the point of tangency;

Thence South $32^{\circ} 02' 53''$ East, a distance of 75.40 feet to a point in the arc of a curve to the right;

Thence in a southeasterly direction along the arc of said curve to the right (Delta = $8^{\circ} 32' 10''$, Radius = 500.00 feet), a chord bearing and distance of South $27^{\circ} 46' 48''$ East, 74.42 feet to the point of tangency;

Thence South $23^{\circ} 30' 43''$ East, a distance of 93.57 feet to a point in the arc of a curve to the left;

Thence in a southeasterly direction along the arc of said curve to the left (Delta = $63^{\circ} 43' 36''$, Radius = 50.00 feet), a chord bearing and distance of South $55^{\circ} 22' 31''$ East, 52.79 feet to the point of tangency;

Thence South 87° 14' 19" East, a distance of 141.63 feet to the point of terminus;

Strip 2

Beginning for reference at point "I" as described and referenced in Strip 1;

Thence South 2° 45' 41" West, a distance of 250.97 feet to the point of terminus;

Strip 3

Beginning for reference at point "G" as described and referenced in Strip 1;

Thence South 2° 45' 41" West, a distance of 234.13 feet to the point of terminus;

Strip 4

Beginning for reference at point "E" as described and referenced in Strip 1;

Thence South 2° 45' 41" West, a distance of 226.98 feet to the point of terminus;

Strip 5

Beginning for reference at point "D" as described and referenced in Strip 1;

Thence South 2° 45' 41" West, a distance of 223.10 feet to the point of terminus;

Strip 6

Beginning for reference at point "B" as described and referenced in Strip 1;

Thence South 2° 45' 41" West, a distance of 219.22 feet to the point of terminus;

Strip 7

Beginning for reference at point "A" as described and referenced in Strip 1;

Thence South 40° 42' 39" West, a distance of 162.92 feet to the point of terminus;

Strip 8

Beginning for reference at point "C" as described and referenced in Strip 1;

Thence North 1° 09' 05" East, a distance of 67.00 feet to the point of terminus;

Strip 9

Beginning for reference at point "F" as described and referenced in Strip 1;

Thence North 1° 09' 05" East, a distance of 67.00 feet to reference point "J";

Thence North 1° 09' 05" East, a distance of 145.77 feet to the point of terminus;

Strip 10

Beginning for reference at point "J" as described and referenced in Strip 9;

Thence North 88° 50' 55" West, a distance of 500.57 feet to the point of terminus;

Strip 11

Beginning for reference at point "H" as described and referenced in Strip 1:

Thence North 24° 35' 36" East, a distance of 112.27 feet to a point in the arc of a curve to the right;

Thence in a northeasterly direction along the arc of said curve to the right (Delta = 68°10' 05", Radius = 35.00 feet), a chord bearing and distance of North 58°40' 39" East, 39.23 feet to the point of tangency;

Thence South 87°14' 19" East, 186.57 feet to the point of terminus.

Permanent Parcel Number: 319-344-05-021-509

More commonly known as: 4975 Emerald Lakes Boulevard, Powell, OH 43065

Prior Deed: Book 1503, Page 132