

**EXHIBIT "A"**

**DESCRIPTION OF LAND**

**Tract I:**

Situated in the State of Ohio, County of Franklin, City of Columbus and Township of Franklin, being located in Virginia Military Survey No. 971 and being part of the 11.34 acre tract of land (Parcel No. 2), conveyed to James B. Cheney and William M. Lane, Trustee, by deed of record in Deed Book 3396, page 368, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the centerline of Harrisburg Pike (U.S. ROUTE 62) at the northeasterly corner of said 11.34 acre tract; thence along the centerline of said Harrisburg Pike, South 33 degrees, 54', 48" West, 70.0 feet to a point; thence North 56 degrees, 58' West, 290.00 feet to a point; thence North 33 degrees, 54', 48" East, (being parallel to the centerline of Harrisburg Pike), 70.0 feet to a point in the southerly right-of-way line of Franklin Avenue (being 40 feet in width); thence along said right-of-way line, South 56 degrees, 58' East, 290.00 feet to the place of beginning, containing 0.466 acre, more or less. (Also known as 1701 Harrisburg Pike). Subject, however, to all legal rights-of-way and/or easements, if any, of previous record. Survey prepared April 14, 1982, by Thomas D. Sibbalds, Registered Surveyor No. 5908.

This conveyance to include the property vacated by the County Commissioners September 13, 1984, being 20 feet to the centerline of Franklin Avenue.

Excepting therefrom all easements, conditions, restrictions of record, if any, all legal highways.

**Tract II:**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 971 and being part of the 10.895 acre tract of land conveyed to Sutherland Building Products, Inc., by deed of record in Official Record 01832C03, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Harrisburg Pike (U.S. Route 62) at a northeasterly corner of said Sutherland Building Products, Inc. 10.895 acre tract, the southeasterly corner of the 0.466 acre tract conveyed to Jeffrey A. Jordan, by deed of record in Official Record 07113H16; Thence South 33 degrees 54' 48" West, along said centerline of Harrisburg Pike, a distance of 10.00 feet to a point; Thence North 56 degrees 58' 00" West, a distance of 290.00 feet to a point; Thence North 33 degrees 54' 48" East, a distance of 10.00 feet to an iron pin at the southwesterly corner of the Jeffrey A. Jordan 0.466 acre tract; Thence South 56 degrees 58' 00" East, along the southerly line of said 0.466 acre tract, a distance of 290.00 feet to the place of beginning, containing 0.067 acre, more or less.

**Tract III**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 971 and being part of the 10.895 acre tract of land conveyed to Sutherland Building Products, Inc., by deed of record in Official Record 01832C03, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin in the southerly right-of-way line of Franklin Avenue (now vacated and of record in Road Record 24, Page 117), at a northeasterly corner of said Sutherland Building Products, Inc. 10.895 acre tract, said iron pin also being the northwesterly corner of the 0.466 acre tract conveyed to Jeffrey A. Jordan, by deed of record in Official Record 07113H16; Thence South 33 degrees 54' 48" West, along the westerly line of said Jeffrey A. Jordan 0.466 acre tract and said line produced southerly (passing the southwesterly corner of said 0.466 acre tract at 70.0 feet), a distance of 80.00 feet to an iron pin; Thence North 56 degrees 58' 00" West, a distance of 424.02 feet to a point in the easterly right-of-way line of the Baltimore & Ohio Railroad; Thence North 33 degrees 30' 00" East, along said Railroad right-of-way line, a distance of 80.00 feet to an angle point in the southerly right-of-way line of Franklin Avenue; Thence South 56 degrees 58' 00" East, along said right-of-way line, a distance of 424.60 feet to the place of beginning, containing 0.780 acre, more or less.

Excepting therefrom all easements, conditions, and restrictions of record, if any, and all legal highways. Together with any and all interest the Grantor(s) may have in that portion of right of way as vacated by the Franklin County Commissioners by R.R.24 Pg. 299.

More Commonly Known As: 1701 Harrisburg Road, Columbus, Ohio 43223  
Parcel No.: 570-190908-00