

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

Situated in the County of Franklin, in the State of Ohio and in the Township of Prarie and bounded and described as follows:

Being part of Surveys Nos. 3227, 12836, 12955 and 13244, Virginia Military Lands:

Being part of land (104-1/2 ac.) as conveyed by a warranty deed, dated September 17, 1954, from Robert F. Pearson and Anna F. Pearson, husband and wife, to Tom George Peponia, Trustee, as recorded in Deed Book 1836, page 102, Franklin County, Ohio, Records, and more particularly described as follows:

Beginning at a R.R. Spike at the Northeast corner of said 104-1/2 acre tract, said point being the intersection of the South line of the P.C.C. and St. L. Railroad right of way with the center of Amity Road; thence South 40° 41' East along the centerline of said Amity Road, a distance of 625.00 feet to a spike; thence South 49 deg. 19' West a distance of 742.69 feet, passing an iron pin at 30.0 feet, to an iron pin on the westerly line of said 104 1/2 acre tract; thence North 14°, 18' West, along said westerly line, a distance of 972.80 feet to an iron pin at the Northwest corner of said 104 1/2 acre tract, said point being on the South right of way, line of aforementioned P.C.C. and St. L. Railroad; thence North 87° 46' East, along the south right of way line of said railroad, a distance of 396.38 feet to the place of beginning, containing 9.657 acres, subject however to all legal highways.

Excepting therefrom the real property Situated in Prarie Township, Franklin County, Ohio, Part of Survey Nos. 5227, 12836, 12955, 13244 Virginia Military Lands. Being a part of land (104 1/2) acres) as conveyed by Warranty Deed, dated Sept. 17, 1954, from Robert E. Pearson and Anna P. Pearson, husband and wife, to Tom George Peponis, Trustee, as recorded in Deed Vol. 1836, page 1 0 2 , Franklin County, Ohio records and more particularly described as follows:

Beginning at a spike in the center of Amity Road, which point is South 40° 41' East, a distance of 325.0 feet from the intersection of the South line of the right-of-way of The Penn-Central Railroad, with the center of Amity Road, measured along the centerline of Amity Road.

Thence continuing along the center of Amity Road South 40° 41' East, a distance of 300.0 feet to a spike.

Thence south 49°19' West, a distance of 742.69 feet, passing an iron pin at 30.0 feet, to an iron pin on the Westerly line of said 104 ½ acre tract.

Thence North 14°18' West along said Westerly line, a distance of 334.85 feet to an iron pin.

Thence North 49°19' East, a distance of 593.95 feet, passing an iron pin at 563.95 feet, to place of beginning containing 4.603 acres.

The above description was prepared by F.K. Harvey, Registered Surveyor No. 2570.

More Commonly Known As: 465 Amity Road, Galloway, Ohio 43119  
Parcel No.: 240-004310-00