

EXHIBIT A

OPEN END MORTGAGE BETWEEN

Victory In Pentecost Ministries, Inc.

Mortgagor

BANK ONE Columbus, NA

Mortgagee

LEGAL DESCRIPTION OF MORTGAGED PROPERTY

DESCRIPTION OF 4.92 ACRES  
SOUTH OF CHERRY ROAD AND WEST OF BALLARD DRIVE

Situated in the State of Ohio, County of Franklin, Village of Oshanna, being part of Section 4, Township 1, Range 17, United States Military Lands being the same 4.92 acre tract of land as described in a deed to Fry A. H. Investments of record in ORV11267A16 (All deed references refer to the records of the Recorder's Office Franklin County, Ohio) and described as follows:

Beginning at the Northwesterly corner of the herein described tract the Northeasterly corner of a 2.64 acre tract as described in a deed to Wayne Parker of record in Deed Book 3745 Page 723 said Northwesterly corner being 529.00 feet South of the Southerly right-of-way of Cherry Road;

Thence South 86 19'59" East parallel to said Southerly right-of-way a distance of 282.00 feet to the Northeasterly corner of the herein described tract the Northwesterly corner of a 2.55 acre tract as described in a deed to Arnold H & Nila Fry of record in ORV1880C04;

Thence South 3 26'25" West with the Westerly line of said 2.55 acre tract a distance of 736.07 feet to the Southeasterly corner of the herein described tract and the Northwesterly right-of-way of Johnstown Road;

Thence South 63 06'25" West with the Northerly line of said Johnstown Road a distance of 93.47 feet to a point at the Southeasterly corner of a 0.25 acre tract as described in a deed to the State of Ohio of record in Deed Book 3053 Page 210;

Thence North 63 05'23" West with the Easterly line of said 0.25 acre tract a distance of 123.81 feet to a point;

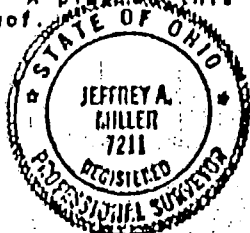
Thence South 33 02'24" West with the Northerly line of said 0.25 acres a distance of 101.74 feet to the Southwesterly corner of the herein described tract the Southeasterly corner of said 2.64 acre tract;

Thence North 3 26'24" East with the Easterly of said 2.64 acre tract a distance of 786.57 feet to the point of beginning and containing 4.92 acres of land more or less.

Subject to all restrictions, easements and right-of-ways.

The above description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio, from an actual field survey in August of 1989 and existing records. The basis of bearings for this description is that of South 86 19'59" East for the center line of Cherry Road and all other bearings calculated from this meridian. A plat of this survey is attached hereto and made a part thereof.

0-59-A  
ALL OF  
025-894 &  
025-761



*Jeffrey A. Miller*  
Jeffrey A. Miller, P.S. 47211

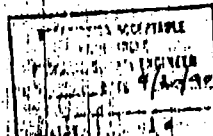


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OPEN END MORTGAGE BETWEEN

Victory In Pentecost Ministries, Inc.

Mortgagor

BANK ONE Columbus, NA

Mortgagee

LEGAL DESCRIPTION OF MORTGAGED PROPERTY

DESCRIPTION OF 2.54 ACRES  
SOUTH OF CHERRY ROAD AND WEST OF BALLARD DRIVE

Situated in the State of Ohio, County of Franklin, Village of Gahanna, being part of Section 4, Township 1, Range 17, United States Military Lands being the same 2.54 acre tract as described in a deed to Arnold H. and Nila Fry of Record in ORV1880C04 (all deed references refer to the records of Recorder's office Franklin County Ohio) and described as follows:

Beginning at the Northwestern corner of the herein described tract the Northeasterly corner of a 4.92 acre tract as described in a deed to Fry A. H. Investments Company of record in ORV11267 A16 and at the Southwesterly corner of a 1.83 acre tract as described in a deed to R.F. & R.C. Painter of record in Deed Book 2413 Page 406, said Northwestern corner being 529.00 feet South of the Southerly right-of-way line of Cherry Road;

Thence South 86 19'59" East parallel to said Southerly right-of-way and with the Southerly line of said 1.83 acre tract a distance of 151.00 feet to the Northeasterly corner of the herein described tract;

Thence South 3 26'25" West parallel to the Westerly line of the herein described tract a distance of 335.00 feet to the Northwestern corner of a 0.58 acre tract as described in a deed to C.J.R. & Y McInnis of record in Deed Book 2367 Page 243;

Thence South 6 08'05" East with the Westerly line of said 0.58 acre tract a distance of 276.15 feet to a point in the Northerly right-of-way of Johnstown Road the Southeasterly corner of the herein described tract;

Thence with said Northerly right-of-way the following courses:

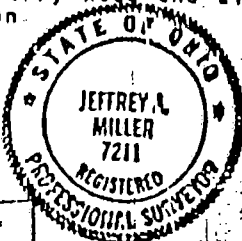
1. South 59 53'25" West a distance of 199.10 feet to a point;
2. South 63 06'25" West a distance of 35.92 feet to the Southwesterly corner of the herein described tract the Southeasterly corner of said 4.92 acre tract;

Thence North 3 26'25" East with the Easterly line of said 4.92 acre tract a distance of 736.07 feet to the point of beginning and containing 2.54 acres of land more or less.

Subject to all restrictions, easements and right-of-ways.

The above description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio, from an actual field survey in August, 1989 and existing records. The basis of bearings for this description is South 86 19'59" East for the center line of said Cherry Road and all other bearings calculated from this meridian.

0-50-A  
ALL OF  
025-1004  
30/30 JL



*Jeffrey A. Miller*  
Jeffrey A. Miller, P.S. #7211

1/50/90

# CEA

## CIVIL ENGINEERING ASSOCIATES INC.

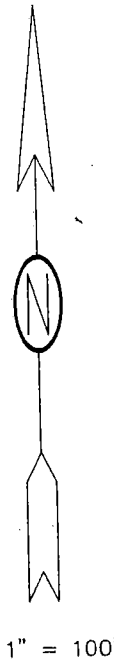
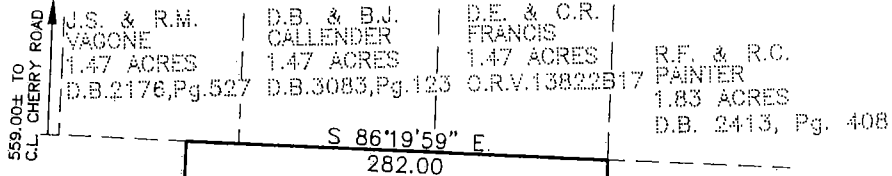
1400 West Fifth Avenue  
Columbus, Ohio 43212  
Tel: (614) 487-1888

4.92 ACRES SOUTH OF CHERRY ROAD  
AND WEST OF BALLARD DRIVE

DATE: 8-25-89  
TO: ARSHOT INVESTMENTS

o = IRON PIN SET  
• = IRON PIN FOUND

DEED BOOK 11267  
PAGE A16



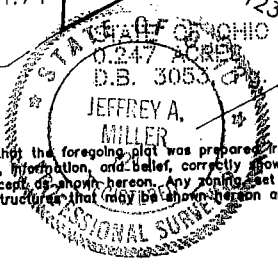
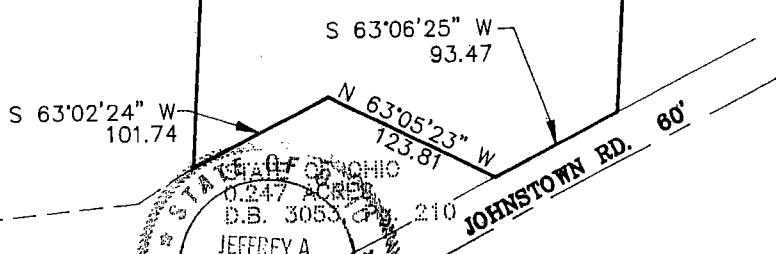
WAYNE E. PARKER  
2.64 ACRES  
D.B. 3745, Pgs. 723-725

N 03°26'24" E  
786.57

### 4.92 ACRES

S 03°26'25" W  
736.07

ARNOLD H. & NILA FRY  
2.54 ACRES  
O.R.V. 18500C4, C06



We hereby declare that the foregoing plat was prepared from an actual survey and existing records, that to the best of our knowledge, information, and belief, correctly shows the location of the boundaries and that there are no encroachments, except as shown hereon. Any zoning, set back, or sideyard data, underground public or quasi public utilities or substructures that may be shown hereon are informational only.

Civil Engineering Associates Inc.  
*Jeffrey A. Miller*  
Jeffrey A. Miller P.S # 7211

# CEA

## CIVIL ENGINEERING ASSOCIATES INC.

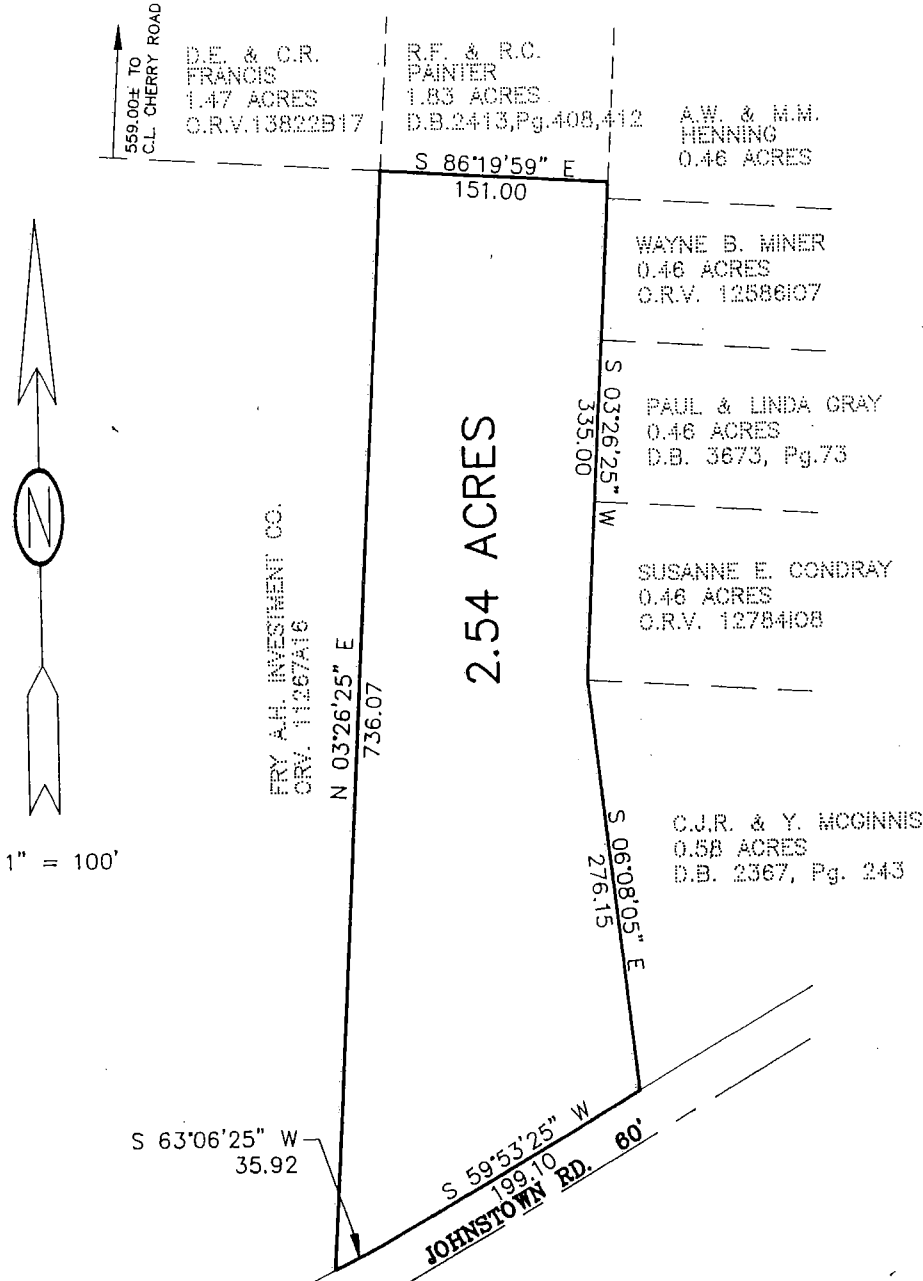
1400 West Fifth Avenue  
Columbus, Ohio 43212  
Tel: (614) 487-1888

2.54 ACRES SOUTH OF CHERRY ROAD  
AND WEST OF BALLARD DRIVE

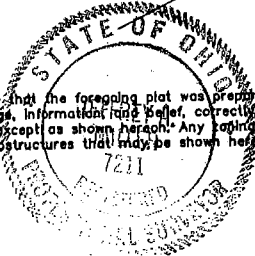
DATE: 8-25-89  
TO: ARSHOT INVESTMENTS

o = IRON PIN SET  
• = IRON PIN FOUND

DEED BOOK 1880  
PAGE C04,C06



We hereby declare that the foregoing plat was prepared from an actual survey and existing records, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries and that there are no encroachments, except as shown hereon. Any zoning, set back, or sideyard data, underground public or quasi public utilities or substructures that may be shown hereon are informational only.



Civil Engineering Associates Inc.

Jeffrey A. Miller

P.S # 7211