

**Exhibit "A"**

**Situated in the County of Franklin, State of Ohio, and in the City of Mahan:**

**Tract One: Being located in Section 2, Township 1, Range 16, United States Military Lands, and being 0.923 acre of the 5.090 acre tract conveyed to George E. Parker, Jr., by deed of record in Deed Book 3183, page 317, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:**

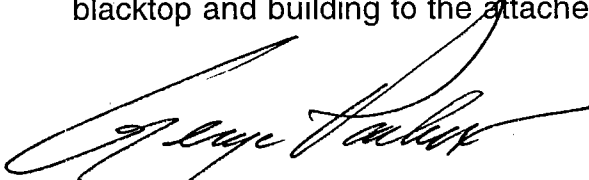
Beginning at a point that is located South 27 Degrees 41' 24" East, 59.84 feet from the intersection of the southwesterly line of the said 5.090 acre tract and the centerline of Johnstown Road (US Route 62); thence North 28 Degrees 59' 30" East, (being 50 feet Easterly, as measured at right angles, and parallel to the centerline of the said Johnstown road), 242.32 feet to a point; thence across the said 5.090 acre tract, South 13 degrees 11' 17" East, 349.40 feet to a point in the southerly line of the said 5.090 acre tract; thence along the said southerly line of the said 5.090 acre tract, south 62 Degrees 18' 36" West, 115.00 feet to a point at the southwesterly corner of the said 5.090 acre tract; thence along the said southwesterly line of the said 5.090 acre tract, North 27 Degrees 41' 24" West, 205.16 feet to the point of beginning, containing 0.923 acre, more or less.

**EXHIBIT A**

## 870 JOHNSTOWN ROAD REZONING

The proposed offices will be within the existing structure. The garage will be remodeled inside to accommodate offices with the garage door replaced by windows. The driveway will be widened per site plan to provide four additional parallel parking spaces. The trees will be retained except those necessary to widen driveway for parking per above. The existing swimming pool will be converted into a natural pond. Additional evergreen trees will be planted along the east property line to screen driveway. The screen porch will have windows installed in the existing screen openings. The gate will remain and additional landscaping will be placed on both sides of entry drive.

Deed restrictions will be placed upon the property to limit the expansion of the existing blacktop and building to the attached site plan.

A handwritten signature in black ink, appearing to read "George Parker", with a stylized, flowing script.

George Parker  
November 9, 1999

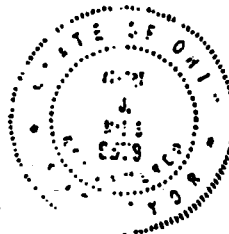
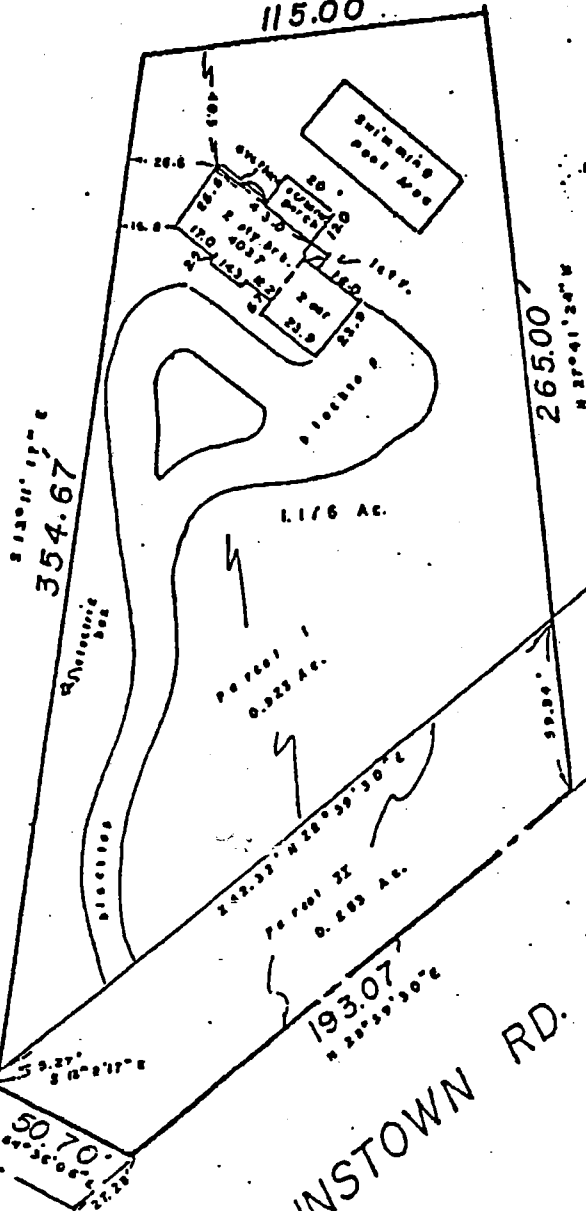
**EXHIBIT B**

# COMMONWEALTH TITLE AGENCY, INC. AND/OR HUNTINGTON NATIONAL BANK

P.B. Page  
Scale 1" = 50'

Franklin Co. Rec. Office  
4

115.00  
S 62° 18' 36" W



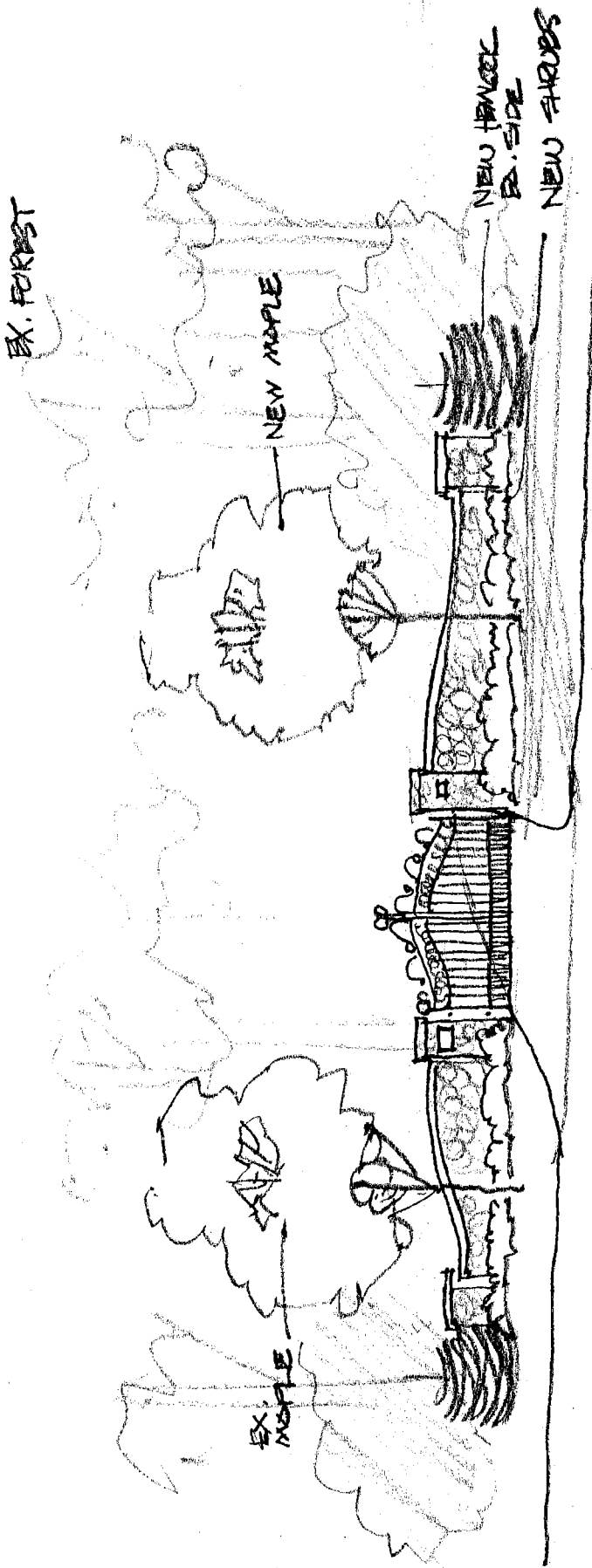
NOT TO BE USED TO ERECT FENCES

We hereby certify that the foregoing plat was prepared from an actual survey of the premises. No side line of principal building is less than dimension shown. Iron pins not set unless indicated thus - - - . For Mortgage Loan & Title Insurance purposes only.

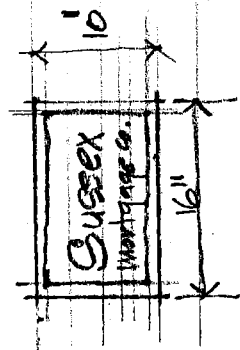
S. T. O'BRYEN.

MYERS SURVEYING CO.

BY *Albert J. Myers*  
Registered Surveyor

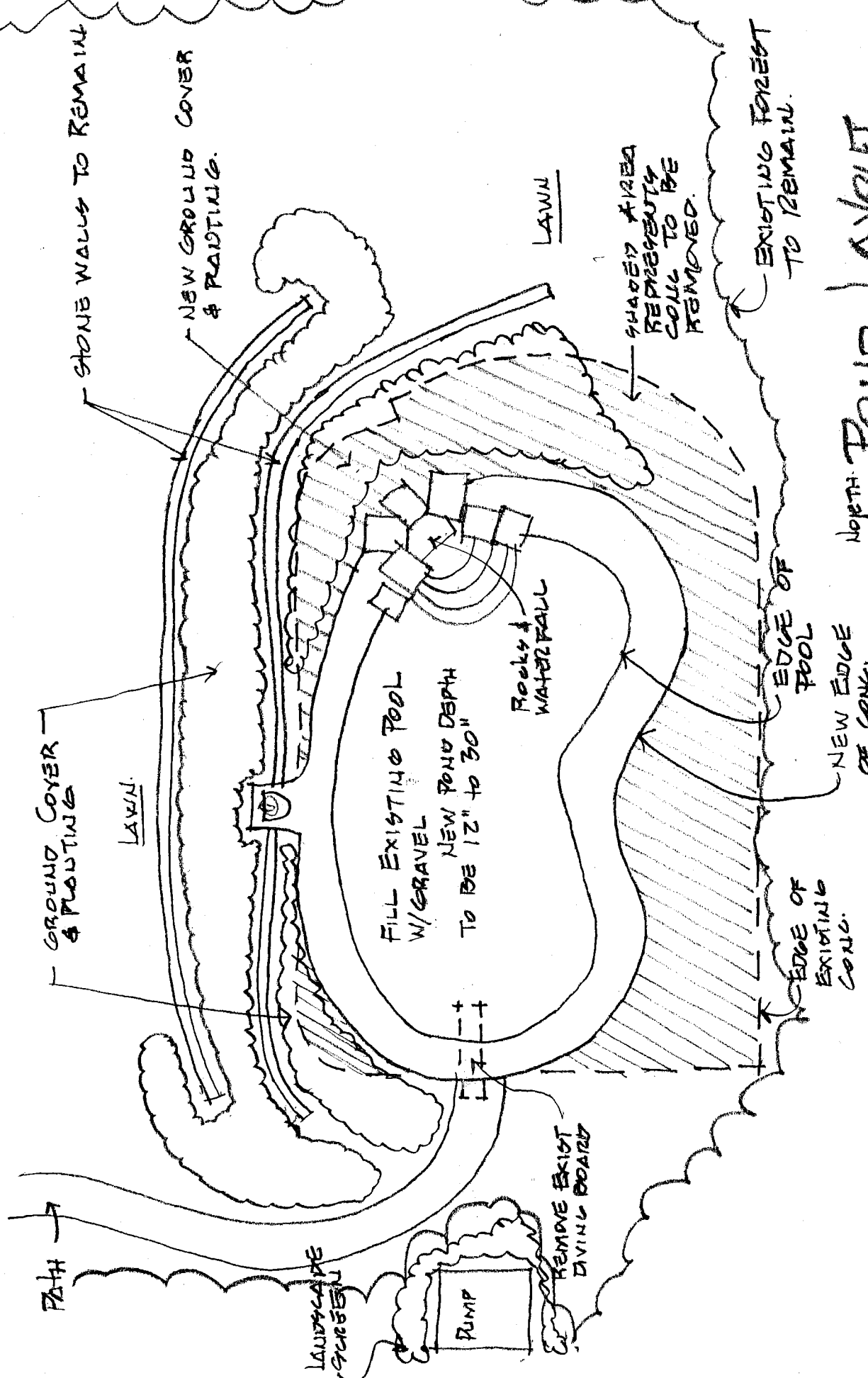


VIEW OF GATES  
870 JOHNSTOWN RD.

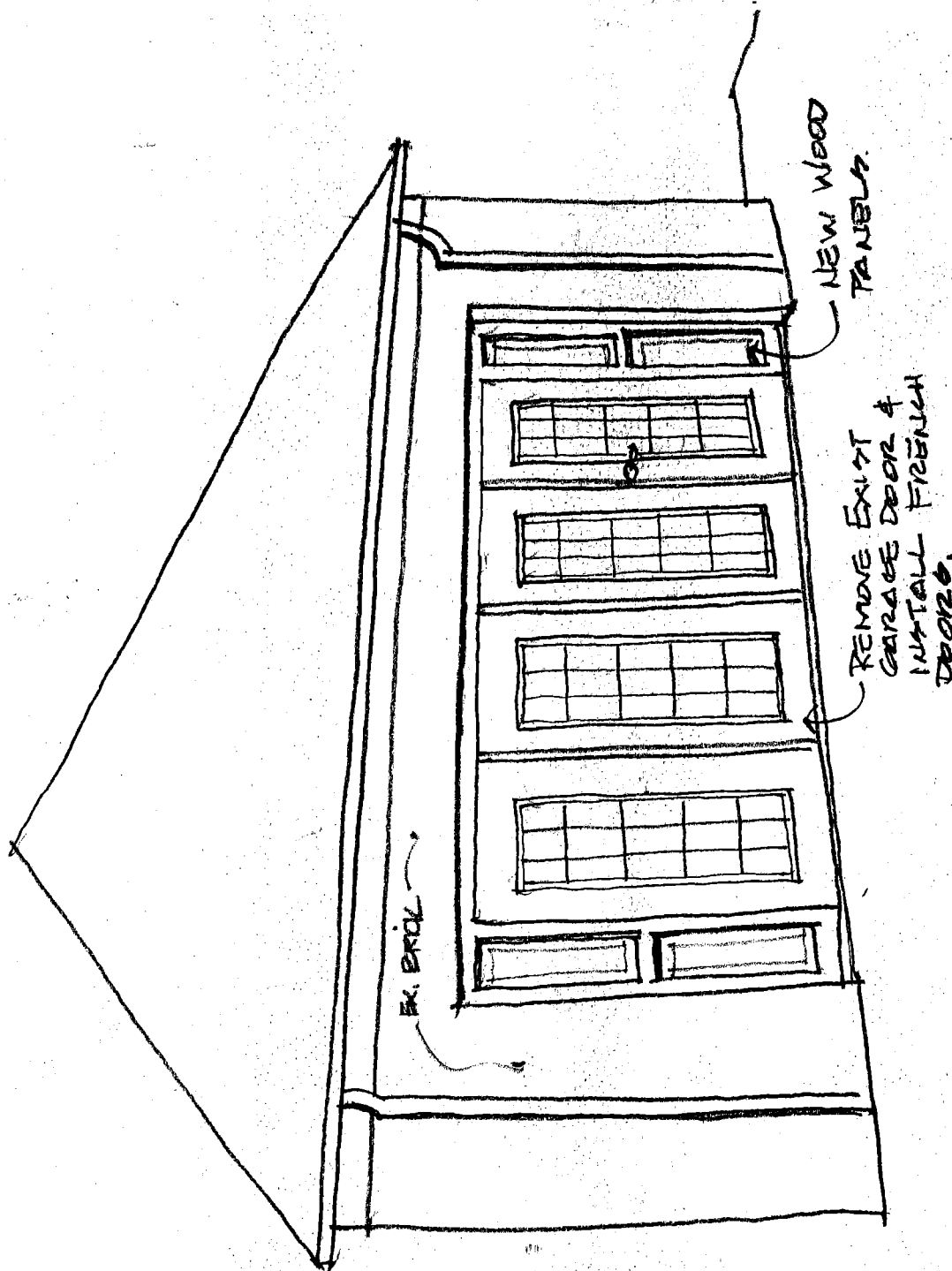


NEW BRASS PLaque  
ON LEFT PILLAR

870 CARVED IN  
EXISTING STONE ON  
RIGHT PILLAR



NORTH. **POND LAYOUT**  
870 JOHNSTOWN ROAD  
SCALE 1" = 10'

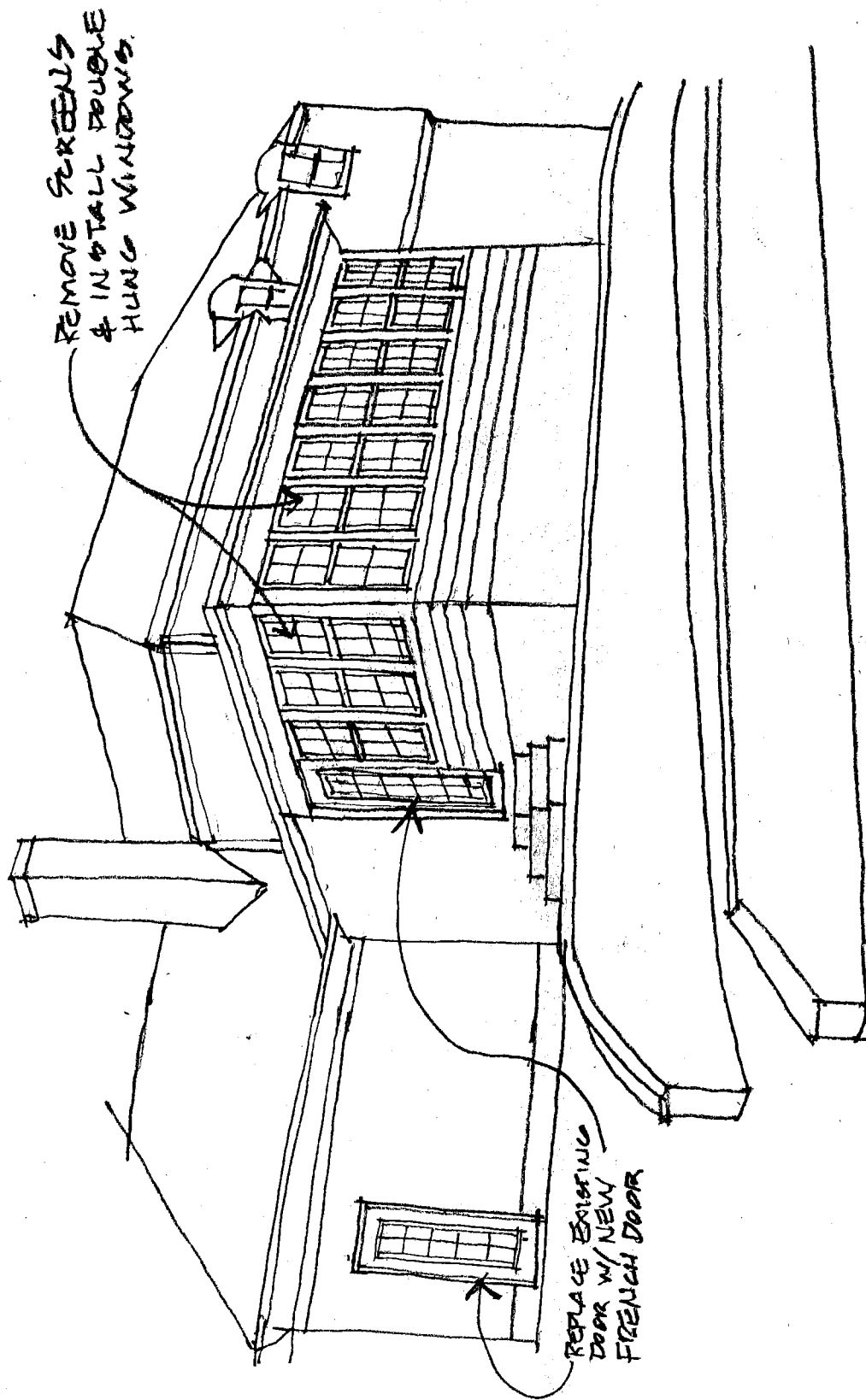


PROPOSED GARAGE ELEV.

No SCALE

870 JOHNSTOWN ROAD.

FEB. 25, 2000



PROPOSED PORCH ELEV.

NO SCALE

870 JUNGSTOWN ROAD

FEB. 25, 2000

The property known as 870 Johnstown Road shall be burdened with certain land use restrictions as recorded in Deed Book Volume 3202, Page 634, a copy of which are attached, which shall be modified in the following fashion: 870 Johnstown Road is hereafter referred to as the servient tract.

1. Article 1 of the restrictions shall be amended as follows:

The existing paragraph is deleted and the following is substituted:

A. The property may be utilized for business offices within the existing building presently located thereon.

B. The existing building cannot be enlarged or expanded beyond its present location.

C. No other additional buildings or out-buildings of either temporary or permanent character may be erected.

D. The parking area and number of parking spaces cannot be expanded or added to that area and those spaces approved by appropriate governmental authorities as part of the rezoning of the servient tract to Limited Overlay Suburban Office (L-SO). A map depicting the parking area is attached as Exhibit 5. The final map as governmentally approved shall be incorporated into the restrictive covenants. In any event, the number of parking spaces cannot exceed nine (9).

F. No trees wider than three inches in diameter when measured from a height of three feet from ground level, nor any clumps of trees wider than two inches in diameter when measured from a height of three feet from ground level may be cut down unless dead or diseased.

