

Exhibit A

Legal Description

**RIGHT-OF-WAY VACATION
0.656 ACRE**

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16, United State Military Lands, and being part Blatt Boulevard (60 feet wide as established in Plat Book 50, Page 54) (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwest terminus of the said Blatt Boulevard, being the southeasterly corner of that 5.776 acre tract conveyed to David E Johnson by deed of record in Instrument Number 200907060097900, the southwesterly corner of that 29.514 acre tract conveyed to Value Recovery Group II, LLC by deed of record in Instrument Number 200712200217547 and the northeasterly corner of that 2.478 acre tract conveyed to CQCB, Inc. by deed of record in Instrument Number 201102160023626;

Thence South 85° 30' 11" East, with said terminus, the southerly line of said 29.514 acre tract, a distance of 60.01 feet to a 3/4 inch iron pin found at the northeasterly terminus of said Blatt Boulevard and the northwesterly corner of that 9.199 acre tract conveyed to Franklin Steel Company by deed of record in Official Record 4623G15;

Thence South 03° 43' 49" West, with the easterly right-of-way line of said Blatt Boulevard, the westerly line of said 9.199 acre tract, a distance of 475.93 feet to an iron pin set;

Thence North 86° 16' 11" West, across the right-of-way of said Blatt Boulevard, a distance of 60.00 feet to a 3/4 inch iron pin found with cap "PS 6579" in the westerly right-of-way line of said Blatt Boulevard and the easterly line of that 7.628 acre tract conveyed to 1410 Blatt Blvd L.L.C. by deed of record in Instrument Number 201012290177628;

Thence North 03° 43' 49" East, with said westerly right-of-way line, said easterly line, and the easterly line of said 2.478 acre tract, (passing a 3/4 inch iron pin found with cap "PS 6579" at a distance of 217.73 feet and a 3/4 inch iron pin found at a distance of 219.01 feet) a total distance of 476.73 feet to the POINT OF BEGINNING, containing 0.656 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments FCGS 5517 RESET and FCGS 5518, having a bearing of South 85° 51' 29" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2016



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

4-19-2016

Date

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0.656 ac 20160148-VS-BNDY-01.doc

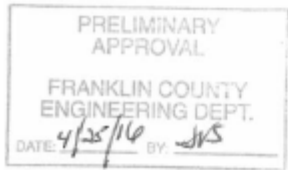
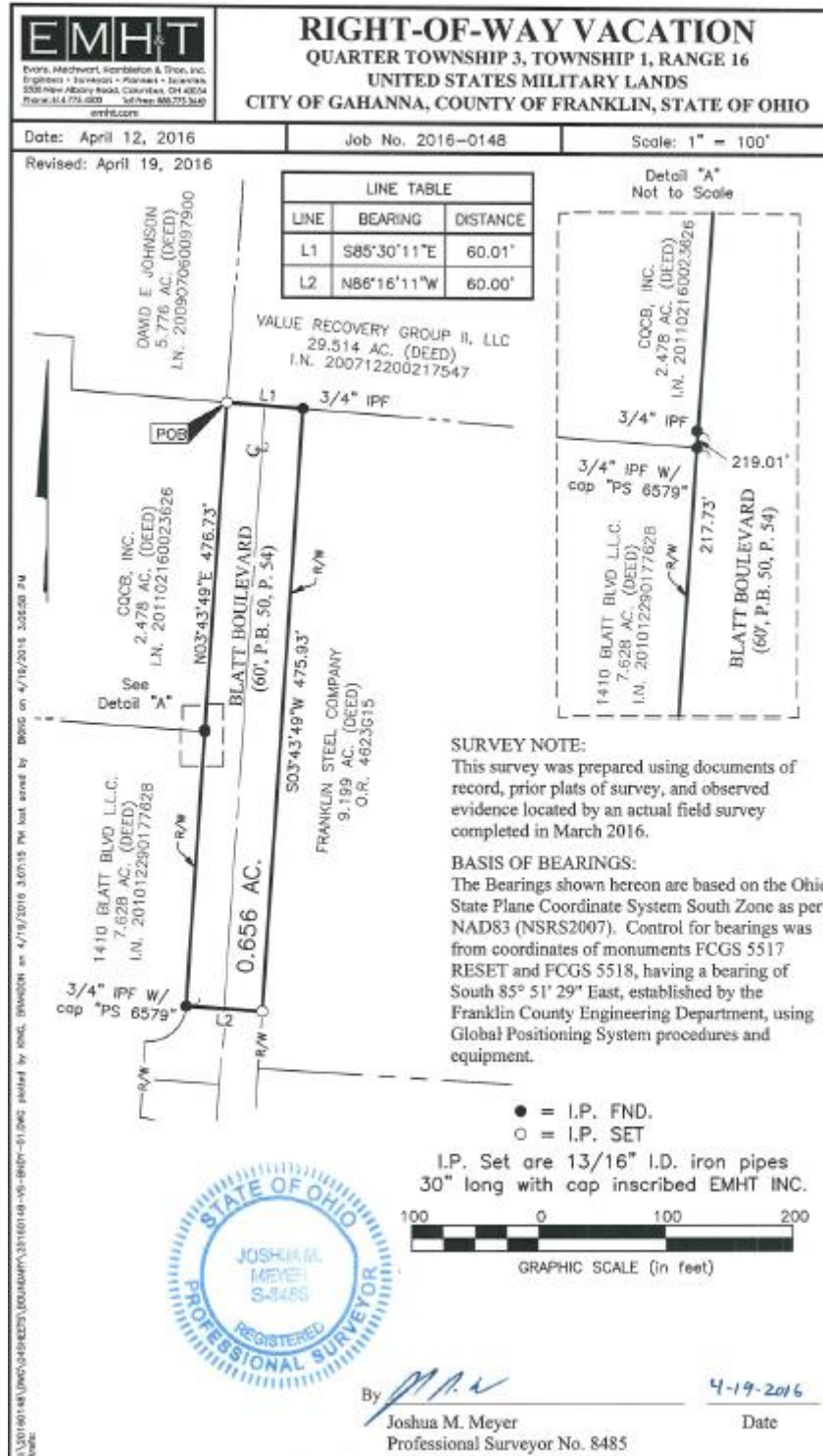


Exhibit B

Survey



L:\2016\0148\UNVS\04948275\JOB\MMP\37160148-VS-8485-01.DWG plotted by KMS, DIVISION on 4/19/2016 3:07:15 PM last saved by BMSG on 4/18/2016 3:05:50 PM