

Old Republic Title

Commitment No.: 211000003

EXHIBIT A

Situated in the City of Upper Arlington, County of Franklin, State of Ohio, and being more specifically described as follows:

Description of Parcel No. 1, a 0.890 acre tract of land, east and north of the intersection of Riverside Drive and Henderson Road in Upper Arlington, Ohio.

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being in part of Quarter Township 2, Township 1, Range 19, United States Military Lands, being a 0.890 acre parcel of land split off of the west side of a 6.600 acre parcel of land, the property of GOBO, LTD., an Ohio limited liability company, as recorded in Instrument No. 199911230291810, all references being to records of the Recorder's Office, Franklin County, Ohio, said 0.890 acre parcel being more particularly described as follows:

Beginning for reference at the Intersection of Riverside Drive (60 feet wide, U.S. Route 33) and Henderson Road (60 feet wide), Upper Arlington, Ohio. Leaving said intersection and traveling east along the centerline of Henderson Road and parallel with the south line of the Ho-Le-La, L.L.P., an Ohio limited liability company property as recorded in Instrument No. 20000110006779 of the Recorder's Office, Franklin County, Ohio, South 84° 38' 30" East a distance of 300.23 feet to a rail road spike found, referenced by a Franklin County Monument No. 5243 to the east South 84° 40' 29" East, 1107.89 feet in the centerline of Henderson Road.

Thence northerly, leaving the centerline of said Henderson Road and with the east line of said Ho-Le-La, L.L.P. property and the west line of said GOBO, LTD. property, North 03° 16' 06" East a distance of 456.50 feet to an iron pipe found on the south right of way curve of property owned by the City of Upper Arlington as recorded in Instrument No. 200008290173519 of the Recorder's Office, Franklin County, Ohio,

Thence easterly along said right of way with a curve to the left of radius 50 feet, delta of 95° 42' 33", chord bearing North 45° 26' 04" East, a chord distance of 74.14 feet to an iron pipe found, the true point of beginning,

Thence continuing with said right of way curve and said GOBO, LTD. property with a curve to the left of radius 50 feet, delta of 84° 19' 55", chord bearing North 44° 35' 10" West, a chord distance of 67.13 feet to a 3/4" iron pipe set with Rii cap on the east line of property owned by Riverside-Henderson LLC. as recorded in Instrument No. 199911190289410 of the Recorder's Office, Franklin County, Ohio.

Thence northerly with said east line of Riverside-Henderson LLC. property and said west line of GOBO, LTD. property North 03° 16' 06" East a distance of 212.18 feet to a 3/4" iron pipe set with Rii cap on the south line of Hillside Condominium Phase 1, Condo Plat Book 7, Page 20 of the Condominium Plat Books, Recorder's Office, Franklin County, Ohio.

Thence easterly with the south line of said Hillside Condominium Phase 1 property and Hillside Condominium Phase 2, Condo Plat Book 17, Page 75 of the Condominium Plat Books, Recorder's Office, Franklin County, Ohio, South 85° 01' 42" East a distance of 176.44 feet to a 3/4" iron pipe set with Rii cap,

Thence leaving the south line of said Hillside Condominium Phase 2 property and through said GOBO, LTD. property South 04° 58' 18" West a distance of 181.60 feet to a 3/4" iron pipe set with Rii cap in the centerline of private road,

Thence south westerly, with the centerline of said private road South 89° 27' 44" West a distance of 49.44 feet to a Mag nail set on the centerline of said private road,

Thence Southerly with a line tangent to a stone South 00° 12' 27" West a distance of 59.74 feet to a 3/4" iron pipe set with Rii cap,

Thence westerly, leaving said tangent line South 87° 32' 47" West a distance of 75.43 feet to the true point of beginning, containing 0.890 acres of land more or less.

The basis of bearings for this description is North 84° 39' 00" West as stated in O.R. Volume 3769, Page F-07 of the Recorder's Office, Franklin County, Ohio.

The above description is based upon surveys performed by Rii during 1999, 2000 and in October and November of 2003.

ALSO THE FOLLOWING DESCRIBED PREMISES:

ALTA Commitment
Exhibit A

(211000003.PFD/211000003/12)

EXHIBIT A
(Continued)

Commitment No.: 211000003

Description of Parcel No. 2, a 1.470 acre tract of land, east and north of the intersection of Riverside Drive and Henderson Road in Upper Arlington, Ohio.

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being in part of Quarter Township 2, Township 1, Range 19, United States Military Lands, being a 1.470 acre parcel of land split off of the north side of a 6.600 acre parcel of land, the property of GOBO, LTD., an Ohio limited liability company, as recorded in Instrument No. 199911230291810, all references being to records of the Recorder's Office, Franklin County, Ohio, said 1.470 acre parcel being more particularly described as follows:

Beginning for reference at the intersection of Riverside Drive (60 feet wide, U.S. Route 33) and Henderson Road (60 feet wide), Upper Arlington, Ohio. Leaving said intersection and traveling east along the centerline of Henderson Road and parallel with the south line of the Ho-Le-La, L.L.P., an Ohio limited liability company property as recorded in Instrument No. 20000110006779 of the Recorder's Office, Franklin County, Ohio, South 84° 38' 30" East a distance of 300.23 feet to a rail road spike found, referenced by a Franklin County Monument No. 5243 to the east South 84° 40' 29" East, 1107.89 feet in the centerline of Henderson Road.

Thence northerly, leaving the centerline of said Henderson Road and with the east line of said Ho-Le-La, L.L.P. property and the west line of said GOBO, LTD. property, North 03° 16' 06" East a distance of 456.50 feet to a 3/4" iron pipe found on the south right of way curve of property owned by the city of Upper Arlington as recorded in Instrument No. 200008290173519 of the Recorder's Office, Franklin County, Ohio.

Thence easterly along said right of way with a curve to the left of radius 50 feet, delta of 95° 42' 33", chord bearing North 45° 26' 04" East, a chord distance of 74.14 feet to a 3/4" iron pipe found,

Thence easterly, leaving said right of way curve North 87° 32' 47" East a distance of 75.43 feet to a point on a tangent line to a stone wall,

Thence northerly with said tangent line North 00° 12' 27" East a distance of 59.74 feet to the centerline of a private road,

Thence easterly with the centerline of said private road North 89° 27' 44" East a distance of 49.44 feet to a Mag nail set on the centerline of said private road, the true point of beginning,

Thence leaving the centerline of said private road North 04° 58' 18" East a distance of 181.60 feet to a 3/4" iron pipe set with Rii cap on the south line of Hillside Condominium Phase 2, Condo Plat Book 17, Page 75 of the Condominium Plat Books of the Recorder's Office, Franklin County, Ohio.

Thence easterly with the south line of said Hillside Condominium Phase 2 property and Hillside Condominium Phase 3, Condo Plat Book 36, Page 42 of the Condominium Plat Books, and Hillside Condominium Phase 4, Amended, O.R. Vol. 5875, Page A-01 of the Condominium Plat Books and records of the Recorder's Office, Franklin County, Ohio, South 85° 01' 42" East a distance of 362.30 feet to a 1/2" iron pipe found at a common corner with Lot 20 of Tarrington Woods Subdivision, Plat Book 90, Pages 45 & 46, of the Plat Books, Recorder's Office, Franklin County, Ohio.

Thence southerly along the west line of said Lot 20, South 03° 02' 02" West a distance of 172.54 feet to a 3/4" iron pipe set with Rii cap,

Thence westerly leaving the common line with said Lot 20, and along the centerline of a private road, North 88° 44' 35" West a distance of 146.59 feet to a Mag nail set;

Thence westerly along said private road with a curve to the right of Radius 80 feet, Delta of 41° 28' 51", Chord bearing North 68° 00' 08" West, Chord distance of 56.66 feet to a Mag nail set;

Thence continuing westerly along said private road with a curve to the left of radius 52.17 feet, Delta of 33° 34' 14", Chord bearing North 80° 00' 26" West, Chord distance 30.13 feet to a Mag nail set;

EXHIBIT A
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Thence continuing westerly along said private road with the tangent to an angle point South 83° 12' 27" West, a distance of 51.27 feet to a Mag nail set,

Thence westerly along said private road South 89° 27' 44" West, a distance of 87.86 feet to the true point of beginning, containing 1.470 acres of land more or less.

The basis of bearings for this description is North 84° 39' 00" West as stated in O.R. Volume 3769, Page F-07 of the Recorder's Office, Franklin County, Ohio.

The above description is based upon surveys performed by Rii during 1999, 2000 and in October and November of 2003.

Parcel Numbers: 075-000015 and 075-000014

Property Address: 4000 Horizons Drive, Columbus, Ohio 43220