14584C09

EXHIBIT A

The following is a correct boundary description of 267,506.507 square feet of land or 6.026 acres situated within the City of Whitehall and within the City of Columbus, Franklin County, State of Ohio and being located in Half Sections 23 and 24 of Rectangle Section # 15, Township 12, Range 21, Refugee Lands, and being a portion of that former 96.77 acres conveyed to Harry C. Taylor and Frederick G. Taylor by deed of record in Deed Volume 1537 at Page 62, said 6.026 acres charged upon the County Tax records as parcel # 010-99188 and is bounded and more particularly described as follows:

Commence as a point of beginning in the centerline of East Main Street (U.S. Route # 40, aka Old National Pike) at the northeasterly corner of 1.249 acres conveyed to Franklin Health Corporation of record in OR-13657H04...said point being EAST along said centerline of East Main Street 190.001 feet from the centerline of the southerly segment of Fountain Lane as recorded in Plat Book 40 at Page # 9, said beginning being EAST along aforesaid East Main Street a distance of 220.001 feet from the northeasterly corner of the 96.77 acres described in D.B. 1537 at Pg. 62;

Thence: With the centerline of East Main Street (crossing the half section lines between 23 & 24 at 287.221 feet) EAST 806.920 feet to the northeasterly corner of the herein described;

Thence: SOUTH 140.000 feet to a pin; (passing the south R/W at 70.00 feet);

Thence: S 37 deg 53 min 46.0 sec W 171.080 feet to a pin;

Thence: SOUTH 75.000 feet to a pin;

Thence: WEST 150.000 feet to a point;

Thence: N 18 deg 20 min 23.0 sec E 10.540 feet to a pin;

Thence: S 89 deg 59 min 55.7 sec W 252.950 feet to a pin;

Thence: WEST 305.682 feet to a pin;

Thence: N 00 deg 35 min 10.0 sec E (passing a pipe at 300.020 feet) a distance of 340.022 feet to the true point of beginning,

Containing within said bounds 6.026 acres of which 0.741 acres is within the City of Whitehall and 5.285 acres is within the City of Columbus.

Bearings adopted to Plat Book 40 at Page 9 and OR 13657 H 04.

This description is based on field distances surveyed by Rodger Irwin Baker and as per Deeds filed in the Franklin County Recorder's Office.

It is found that of the total 6.026 acres herein described that 95,448.730 square feet are within Half Section # 24 and 167,057.777 square feet are in Half Section # 23.

Rodger Irwin Baker December 30, 1989

Rodger Irwin Baker Ohio Surveyor License # S-05539
9450 Hoga Roop Road Mt. Sterling, Ohio 43143

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010-99188

DESCRIPTION of 2.456 acres of land situated in the City of Whitehall and in the City of Columbus, Franklin County, State of Ohio, being in Half Sections 23 and 24 of Rectangle Section # 15, Township 12, Range 21, Refugee Lands, being also the westerly portion of 6.026 acres as conveyed to COOKER RESTAURANT CORPORATION by General Warranty Deed as filed in Official Record 14584C07 and being commonly known as #5225 East Main Street, Columbus, Ohio 43213, being part of Tax Parcel number 010-099188, said 2.456 acres being bounded and more particularly described as follows:

Commence as a point of beginning with a P.K.spike in the middle of U.S.Route # 40, aka Old National Road, aka East Main Street at the northeasterly corner of 1.249 acres conveyed to Franklin Health Corp. of record in OR-13657H04, said point being East along the centerline of East Main Street 190.001 feet from the centerline projected of the southerly segment of Fountain Lane as recorded in Plat Book 40 at Page 9, said beginning being East along aforesaid East Main Street a distance of 220.001 feet from the northeasterly corner of the 96.77 acres described in D.B. 1537 at Pg. 62;

Thence: With the centerline of East Main Street (crossing the half section 23 and 24 at 287.21 feet) due East a distance of 318.683 feet to a spike set;

Thence: Passing a 3/4 inch pipe set at 40.000 feet and the same being the Corporation boundary between Whitehall and Columbus, said pipe and Corporation boundary common with the southerly right of way line of East Main Street (80 feet wide), S 00 deg 35 min 10 sec W 312.222 feet to a 3/4 inch pipe set;

Thence: Due West 25.149 feet to a point;

Thence: S 59 deg 59 min 41 sec W 55.588 feet to a 3/4 inch pipe set;

Thence: Due West along the southerly boundary of Cooker Restaurant Corporation's 6.026 acres a distance of 245.680 feet to a 3/4 inch pipe existing;

Thence: N 00 deg 35 min 10 sec E (passing a 3/4 inch pipe at 300.022 feet at the aforesaid Corporation line and existing right of way line of East Main Street), a total distance of 340.022 feet to the true point of beginning.

Containing within said bounds 106,989.22 square feet or 2.456 acres of land of which 0.2806 acre is in Whitehall and 2.1754 acres are in the City of Columbus.

Basis of bearings have been adapted to Plat Book 40 at Page 9 and to Official Record 13657H04.

Based on surveying performed by Rodger Irwin Baker, Ohio surveyor # S-05539.

DESCRIPTION of 155,517.24 square feet or 3.5701 acres situated in Rectangle Section # 15, Township # 12, Range # 21, Refugee Lands, of which 0.4483 acre is within the City of Whitehall and 3.1218 acres are within the City of Columbus, Franklin County, State of Ohio, being a portion of 6.026 acres conveyed to COOKER RESTAURANT CORPORATION of record in Official Record 14584C07, being a portion of Tax Parcel 010-099188, said 3.5701 acres bounded and more particularly described as follows.

Commence as a point of starting reference with the centerline of East Main Street and the centerline projected of the southerly segment of Fountain Lane found of record in Plat Book 40 at Page 9, then with the centerline of East Main Street (Old National Road, aka U.S. Route 40), due East 538.684 feet to a set P.K. spike at the true point of beginning;

Thence: Continue with the centerline of East Main Street the direction of due East a distance of 488.237 feet to a point (buried nail reported);

Thence: At a right angle from the aforesaid course (perpendicular), due South (crossing the former highway right of way line and the present corporation boundary between Whitehall and Columbus at 40.000 feet) a total distance of 140.000 feet to a steel pin;

Thence: S 37 deg 53 min 46 sec W 171.080 feet to a pin;

Thence: Due South 75.000 feet to a point;

Thence: Due West 150.000 feet to a point;

Thence: N 18 deg 20 min 23 sec E 10.540 feet to a point;

Thence: S 89 deg 59 min 56 sec W 252.950 feet to a capped 3/4 inch pipe;

Thence: Due West 60.002 feet to a capped 3/4 inch pipe set;

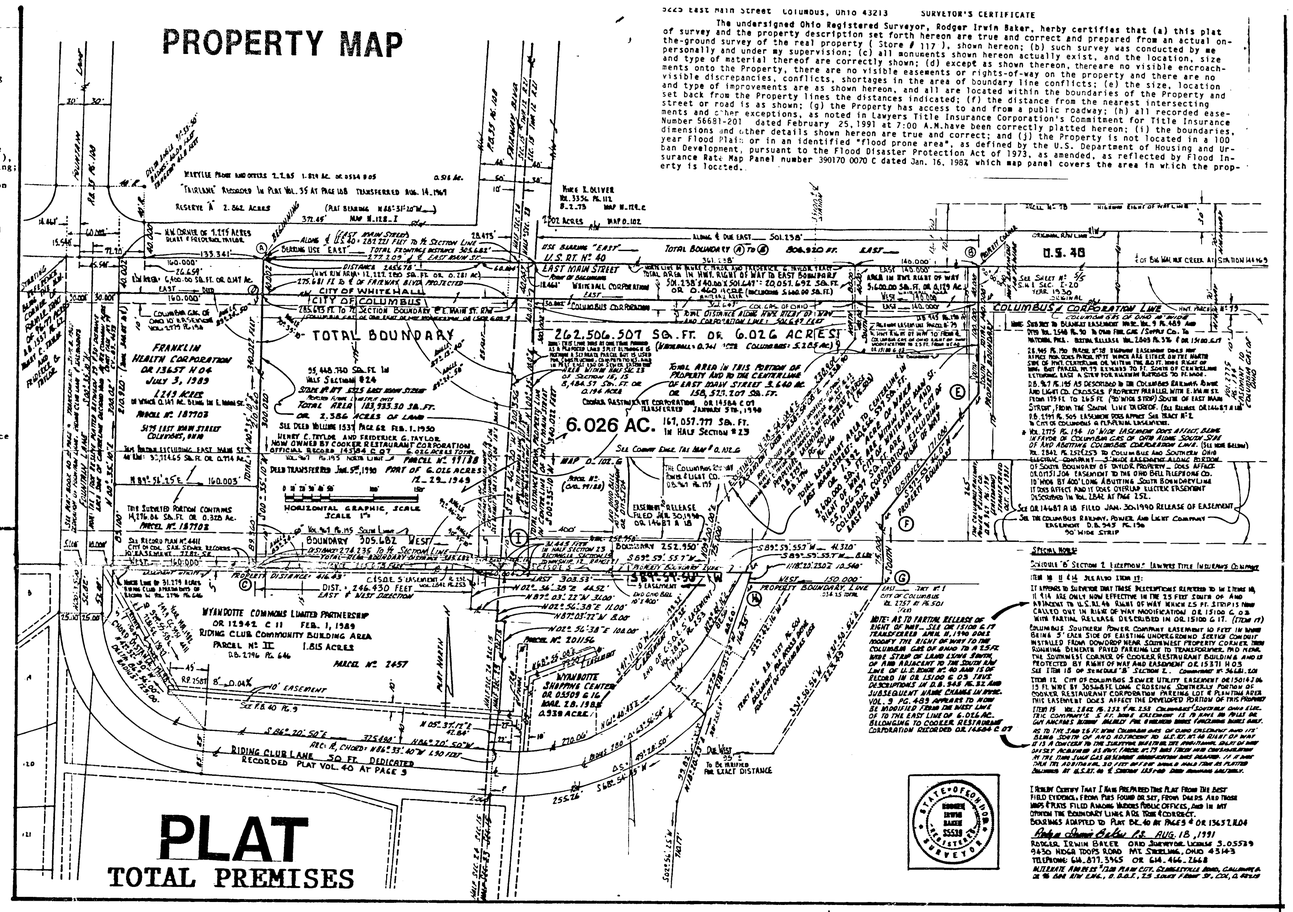
Thence: N 59 deg 59 min 41sec E 55.588 feet to a point;

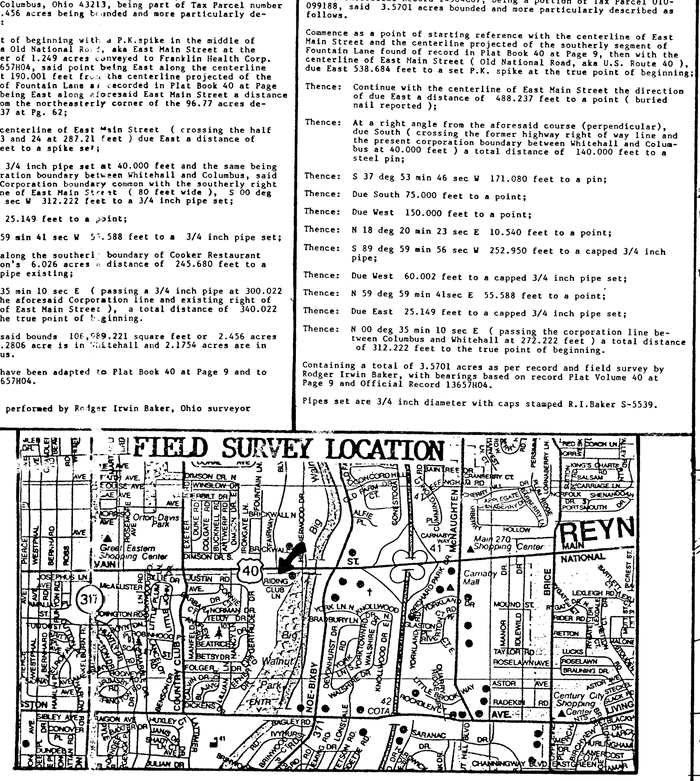
Thence: Due East 25.149 feet to a capped 3/4 inch pipe set;

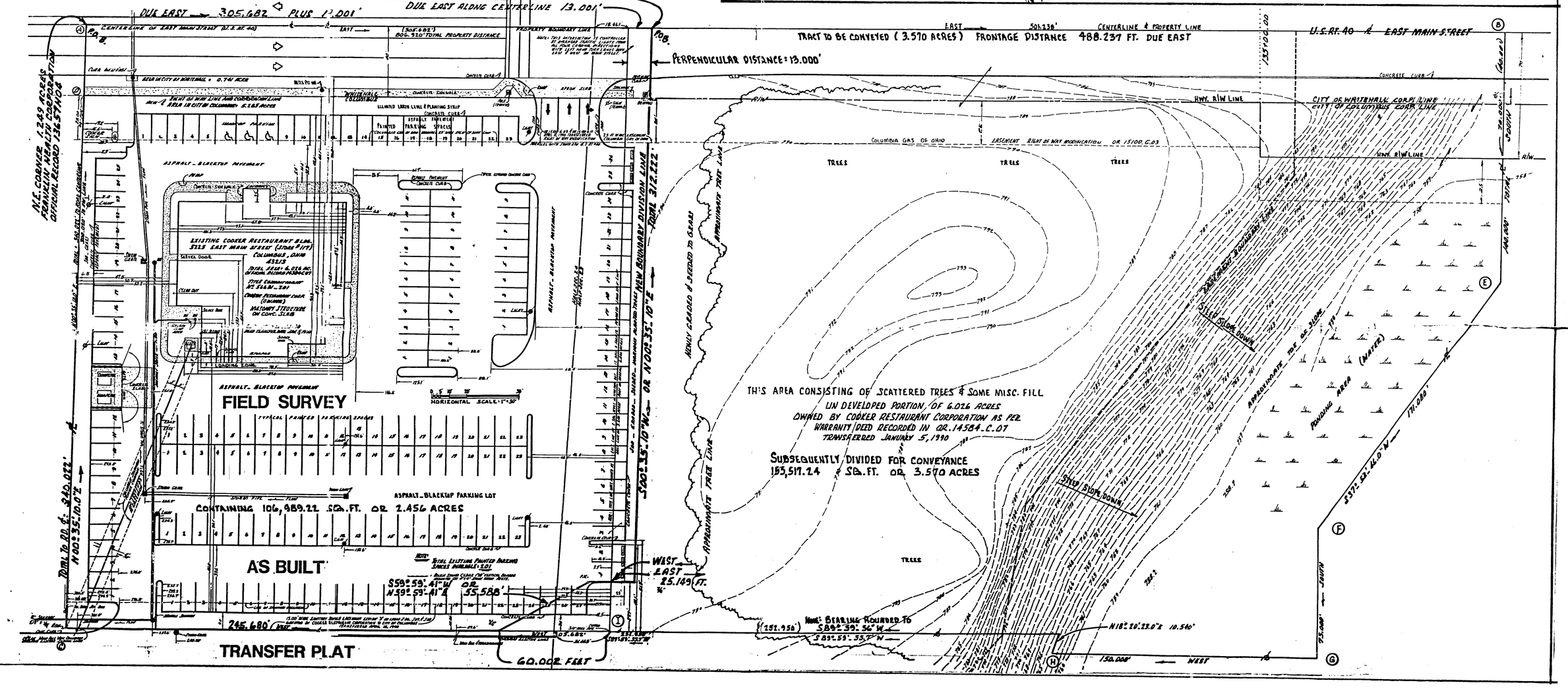
Thence: N 00 deg 35 min 10 sec E (passing the corporation line between Columbus and Whitehall at 272.222 feet) a total distance of 312.222 feet to the true point of beginning.

Containing a total of 3.5701 acres as per record and field survey by Rodger Irwin Baker, with bearings based on record Plat Volume 40 at Page 9 and Official Record 13657H04.

Pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-5539.





THE COOKER Bar and Grille

FOR PURPOSE OF LAND DIVISION