

EXHIBIT #A - LEGAL DESCRIPTION OF PREMISES.

Situated in the City of Upper Arlington, Franklin County, Ohio, Quarter Township 4, Township 1, Range 19, United States Military Lands, and being a part of Lot No. 1, of the Subdivision of 99 1/2 acres as shown in partition proceedings in the Court of Common Pleas of Franklin County, Ohio, reserved in Sample Record 28, Page 102, and further being part of the **THIRD PARCEL**, 1.30 acres as conveyed to Wayne E. Brown, William S. Ireland and E. C. Redman, Trustees of Big Bear Foothill Shering Trust, and shown of record in Warranty Deed Vol. 2554, Page 281, Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at a City of Columbus Water Works Monument (concrete base with iron pin in center) in the easterly right-of-way line of RIVERSIDE DRIVE, U. S. Route 33, marking the southwest corner of the above mentioned **THIRD PARCEL** and the northwest corner of the R. J. Donahue Tr., 1.020 acre tract;

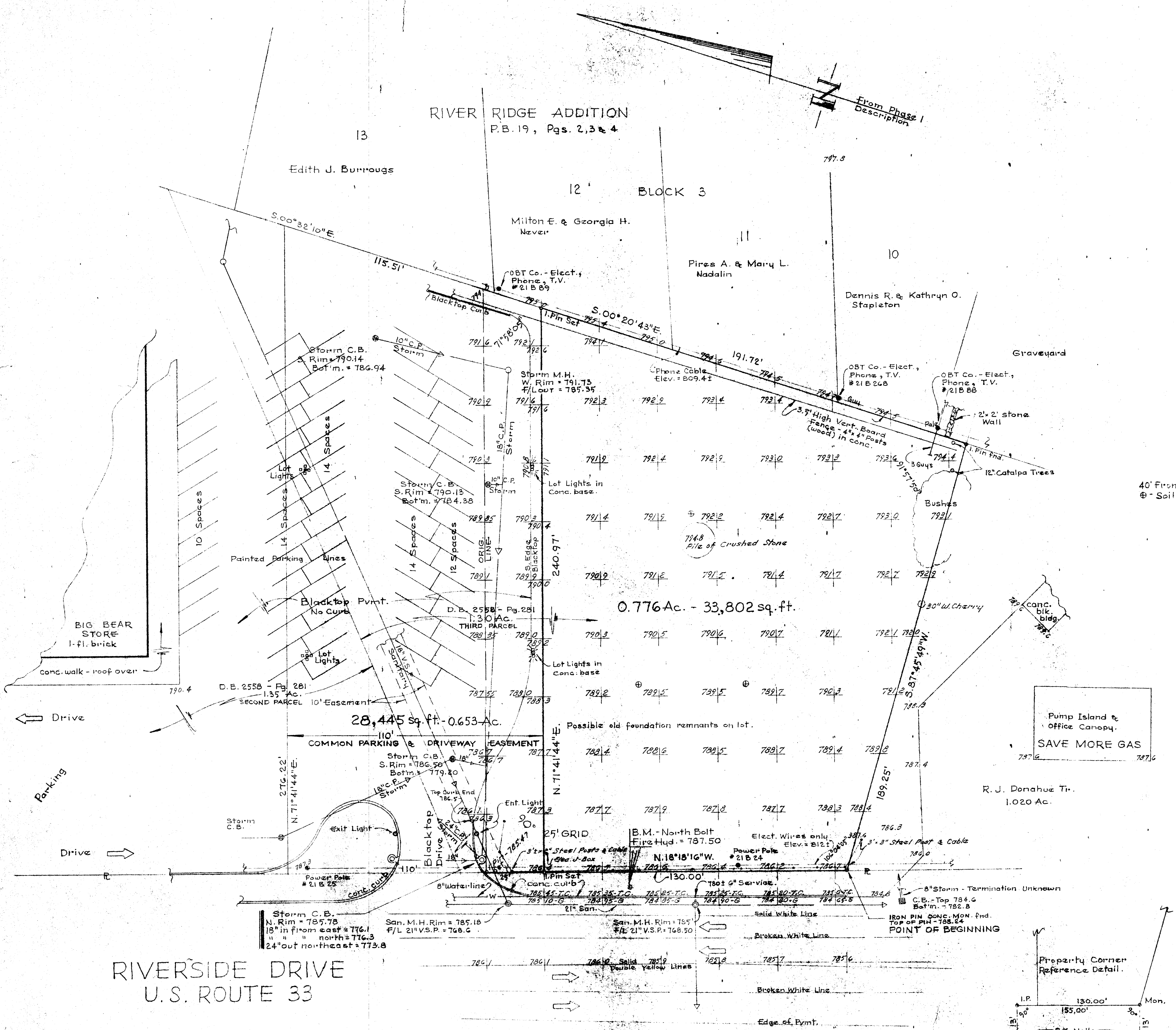
Thence North 18 degrees 18 minutes 16 seconds West, along said easterly right-of-way line of RIVERSIDE DRIVE, and along part of the westerly line of said **THIRD PARCEL**, a distance of 130.00 ft. to an iron pin;

Thence North 71 degrees 41 minutes 44 seconds East, over and across said **THIRD PARCEL**, a distance of 240.97 ft. to an iron pin in the easterly line of said **THIRD PARCEL**;

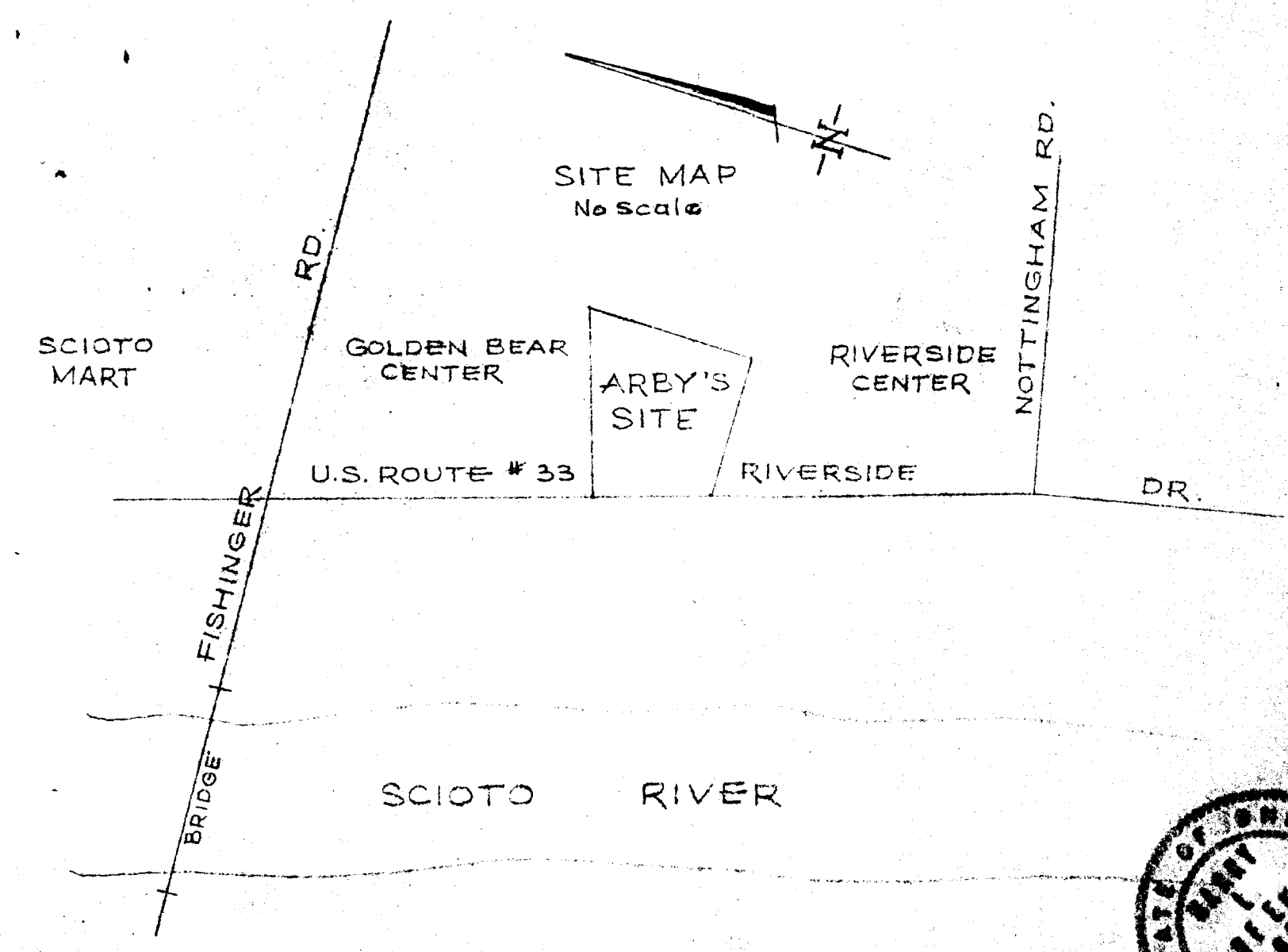
Thence South 00 degrees 20 minutes 43 seconds East, along part of said easterly line of the **THIRD PARCEL**, a distance of 191.72 ft. to an iron pin marking the southeast corner of said **THIRD PARCEL** in the westerly line of an old graveyard, at a northeast corner of the above mentioned **DONAHUE** 1.020 acre tract;

Thence North 87 degrees 45 minutes 49 seconds West, along the southerly line of said **THIRD PARCEL** and along the northerly line of said 1.020 acre tract a distance of 189.25 ft. to the place of beginning, containing 0.776 acre, more or less and subject to any needs of easement, and legal roadways

RIVER RIDGE ADDITION
P.B. 19, Pgs. 2, 3 & 4



40' Front Setback, 10' Sides & Rear.
⊕ - Soil Bore Test Loc. as staked.



ARBY'S INTERNATIONAL Job No. 7610

Proposed Bldg. Site, City of Upper Arlington, Franklin County, Ohio.

I hereby certify that I have surveyed and staked the hereon shown premises, prepared the drawing and that existing conditions are as shown.

Scale 1" = 20'

Harry L. Greene
Registered Surveyor - 4058
2160 Fremont Ctr., Columbus, Ohio - 43221

Aug. 1, 1977
Rev. Sept. 16, 1977

96-F