

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 07/21/14

PID 90241

**PARCEL 4-WD1
FRA-222 (GENDER ROAD)
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being located in Section 1, Township 11 North, Range 21 West, Congress Lands, and being out of that 5.455 acre tract of land described in a deed to **BJM Co., Inc.**, of record in Instrument Number 199903030054088 of the Franklin County Deed Records, Auditor's Parcel Number 530-125631 and more particularly described as follows:

Beginning at a 3/4"x 36" Iron Pin with a 3" aluminum cap in a standard ODOT monument box to be set in the pavement at the intersection of the centerline construction of Refugee Road, and centerline construction of Gender Road, being STA 112+30.93 Refugee Road and equaling STA 216+59.94 Gender Road, as shown on the Centerline Plat of FRA-222 (Gender Road) and recorded in Plat Book 117, Page 72, of the Plat Records of Franklin County;

Thence along the said centerline construction of Gender Road, North 04° 32' 42" East, 68.03 feet to a point being at centerline construction STA 217+27.97;

Thence leaving said centerline construction of Gender Road, North 85° 27' 18" West, 91.26 feet, to a point being on the existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, also being a southeast corner of the existing north right of way line of Refugee Road as conveyed to the City of Columbus, of record in Official Record Volume 33819, Page F12, of the Franklin County Deed Records, being at centerline construction STA 217+27.97, 91.26 feet LT. being the **True Point of Beginning** for the parcel herein described;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence along the existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, also being the existing north right of way line of Refugee Road as conveyed to the City of Columbus, of record in Official Record Volume 33819, Page F12, of the Franklin County Deed Records, North 11° 15' 38" East, 6.00 feet, to a point being at centerline construction STA 217+33.93, 90.56 feet LT;

Thence continuing along the said existing north right of way line of Refugee Road as conveyed to the City of Columbus, of record in Official Record Volume 33819, Page F12, of the Franklin County Deed Records, North 78° 44' 08" West, 11.42 feet, to an Iron Pin Set being at centerline construction STA 217+35.27, 101.90 feet LT;

Thence crossing through said grantor's 5.455 acre tract, North 06° 02' 15" East, 149.78 feet, to an Iron Pin Set being at centerline construction STA 218+85.00, 98.00 feet LT;

Thence continuing across the said 5.455 acre tract, North 01° 30' 38" East, 311.41 feet, to an Iron Pin Set being on the northerly property line of said 5.455 acre tract and being a southerly property line of a 3.146 acre tract of land as conveyed to BJM Co., Inc., in Instrument Number 199905120119882 of the Franklin County Deed Records, also being the northerly line of said Section 1, Township 11 North, Range 21 West, Congress Lands and the southerly line of Section 25, Township 12 North, Range 21 West, Refugee Lands being at centerline construction STA 221+95.98, 114.49 feet LT;

Thence along the said northerly property line of the 5.455 acre tract and being the said southerly property line of the 3.146 acre tract, also being the said northerly line of Section 1, Township 11 North, Range 21 West, Congress Lands and the said southerly line of Section 25, Township 12 North, Range 21 West, Refugee Lands, South 85° 36' 34" East, 54.80 feet, to a point being on the said existing west L/A right of way of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, being at centerline construction STA 221+96.12, 59.68 feet LT;

Thence along the said existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, South 04° 24' 22" West, 432.04 feet, to an Iron Pin Found being at centerline construction STA 217+64.09, 58.63 feet LT;

Thence along the said existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, South 46° 38' 38" West, 48.67 feet to the **True Point of Beginning**;

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

Containing 0.469 acres, more or less, subject to legal highways and other easements of record.

Basis of Bearing: The bearings herein were determined by GPS observation of Franklin County Geodetic Survey (FCGS) Monument Numbers 9918 and 2272 as shown on a Franklin County Engineer's Office Centerline Survey Plat (Drawing Number 0117-03). The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 Adjustment) in which the bearing from FCGS 9918 to FCGS 2272 is North 04° 26' 51" East.

Basis of Stationing: The stationing referenced herein is from the plans known as "FRA-222-GENDER AT REFUGEE" on file with the Ohio Department of Transportation, District 6, and the City of Columbus, Ohio.

Prior Instrument References as of the date of this survey was prepared, Franklin County Recorder's, Instrument Number 199903030054088.

All Iron Pins Set are 3/4" dia. by 36" long with 3" Aluminum ID Cap stamped WILLIS S7996.

The description is based on a survey made by Patrick D. Leighty, PS No. 8467, and reviewed and approved by me Todd D. Willis, PS No. 7996 May 2014.

Todd D. Willis, PS No. 7996

Date