

EXHIBIT A

LPA RX 851 WD

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Ver. Date 12/02/14

PID 90241

**PARCEL 1-WD
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 all of the common area units, as assigned to the units of land described in a deed to **HPI Kensington Commons, L.L.C.**, of record in Instrument Number 201410240141141, being declared as **Kensington Condominium**, of record in Instrument Number 201312300211669 and Instrument Number 201410240141144 (1st Amendment) as represented in Condominium Plat Book 236, Page 91, of the Franklin County Deed Records, Auditor's Parcel numbers 530-292899 thru 530-293162 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 Refugee Road, North 77° 34' 14" West, 302.47 feet to a point of curve being at centerline construction STA 109+28.46;

Thence continuing along the said centerline construction of Refugee Road with a curve to the right with a radius of 1432.39 feet, length of 548.46 feet, delta of 21° 56' 18", chord length of 545.11 feet and bearing of North 66° 36' 05" West to a point on curve being at centerline construction STA 103+80.00;

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Thence leaving said centerline construction of Refugee Road, North 34° 22' 04" East, 54.80 feet, to an Iron Pin Set being on the existing north right of way line of Refugee Road as dedicated to the City of Columbus in Instrument Number 200103090048357 of the Franklin County Deed Records, being at centerline construction STA 103+80.00, 54.80 feet LT. said Iron Pin being the **True Point of Beginning** for the parcel herein described;

Thence crossing through said grantor's tract, North 34° 22' 04" East, 5.04 feet to an Iron Pin Set being at centerline construction STA 103+80.00, 59.84 feet LT;

Thence continuing, across the said tract, South 62° 32' 10" East, 91.10 feet, to an Iron Pin Set being at centerline construction STA 104+75.00, 67.79 feet LT;

Thence across the said tract, South 30° 34' 04" West, 5.01 feet, to an Iron Pin Set being on the said existing north right of way line of Refugee Road as conveyed to the City of Columbus in Instrument Number 200103090048357 of the Franklin County Deed Records, being at centerline construction STA 104+75.00, 62.78 feet LT;

Thence along the said existing north right of way line of Refugee Road as dedicated to the City of Columbus in Instrument Number 200103090048357 of the Franklin County Deed Records, North 62° 32' 10" West, 91.43 feet to the **True Point of Beginning**;

Containing 0.010 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 201410240141141 and Instrument Number 201312300211669.

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

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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