

EXHIBIT A

LPA RX 851 WD

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Ver. Date 01/23/2017

PID 95570

**PARCEL 31-WD
FRA-SR317-10.63
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 , 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 Half Section 50, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 3.400 acre tract as described in a deed to EASTLAND PLAZA LIMITED PARTNERSHIP, a Pennsylvania limited partnership in Instrument Number 199911120283701 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) and centerline of survey of Refugee Road (C.R. 14), said monument being the southeasterly corner of Half Section 50, Section 28, Township 12, Range 21, Refugee lands, the southwesterly corner of Half Section 49, Section 28, Township 12, Range 21, Refugee lands, also being on the northerly line of the northwest quarter of Section 4, Township 11 Range 21, Congress Lands East of the Scioto and being on the northerly line of Madison Township and the southerly line of Truro Township, said monument having a station of 210+00.00 back 10+00.00 ahead as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio;

Thence North 04° 22' 11" East, following the centerline of survey of Hamilton Road, for a distance of 2,115.67 feet to the northeasterly corner of Parcel 5-WD as described in a deed to the State of Ohio in Deed Book 3030 page 37 and the southeasterly corner of Parcel 4-WD also described in a deed to the State of Ohio in Deed Book 3217 page 559 and both being shown in right of way plans FRA-317-1.32, said corner having a Station of 31+15.67;

Thence North 85° 37' 49" West, leaving the centerline of Hamilton Road and following the northerly line of said Parcel 5-WD and the southerly line of said Parcel 4-WD, for a distance of

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75.00 feet to an iron pin set at the southeasterly corner of said 3.400 acre tract and the northeasterly corner of a 13.815 acre tract as described in a deed to EASTLAND MALL HOLDINGS, LLC in Instrument Number 201505010056380, said iron pin being on the westerly right of way of Hamilton Road and being the **True Place of Beginning** of the parcel here in described;

Thence North 85° 39' 04" West, following the southerly line of said 3.400 acre tract and the northerly line of said 13.815 acre tract, and a distance of 18.50 feet to an iron pin set;

Thence North 74° 59' 23" East, passing through said 3.400 acre tract, for a distance of 19.61 feet to an iron pin set on the westerly right of way of Hamilton Road and the easterly line of said 3.400 acre tract;

Thence South 04° 22' 11" West, following the westerly right of way of Hamilton Road and the easterly line of said 3.400 acre tract, for a distance of 6.50 feet to the **True Point of Beginning**, and containing within said bounds 60 square feet or 0.0014 acres of land, more or less in Franklin County Auditor Parcel Number 010-227318-00, of which the present road occupied is 0.000 acres of land.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
Professional Surveyor No. 7912