

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 07/03/2017

PID 97197

**PARCEL 14-WD1
FRA-40-22.16
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
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, being part of Section 14, Half Section 21, Township 12, Range 22, Refugee Lands and being part of 18.262 (calculated) acre tract of land conveyed to Trustees Main/270 LLC an Ohio Limited Liability Company by Instrument No. 201008200107303 and 201310240180005 as recorded in Franklin County Recorder's Office and more described as follows:

Commencing at a 1" diameter steel rod located in a Monument Box Assembly (ODOT RM-1.1 Type C) set at the intersection Main Street (US 40) and McNaughten Road being on Station 66+28.78 Main Street (US 40);

Thence North 89°26'53" East a distance of 131.30 feet along the centerline of Main Street (US 40) to a point being the southeasterly corner of ROW parcel 179C-WD (FRA270-30.42N) appropriated by the State of Ohio as recorded in Deed Book 2965 page 190 and being on Station 67+60.08 Main Street (US 40) and also being the **True Point of Beginning**;

Thence **North 00°33'22" West**, a distance of **60.00 feet** along the easterly line of said State of Ohio Tract passing the southerly existing right of way line of Main Street (US 40) at 40.00 feet to an iron pin set being 60.00 feet left of Station 67+60.07 Main Street (US 40);

Thence **North 89°26'53" East**, a distance of **140.41 feet** leaving the easterly line of said State of Ohio Tract and across the grantor's property to a point, said point being referenced by a ¾" iron pipe found at South 17°56'10" East, a distance of 0.33 feet, said point also being the northwesterly corner of a 0.432 acre tract conveyed to the City of Columbus by Official Record 5525 page H04 and being 60.00 feet left of Station 69+00.48 Main Street (US 40);

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence **South 03°02'56" West**, a distance of **60.12 feet** along the westerly line of said 0.432 acre tract to a point at the southwesterly corner of said 0.432 acre tract and being on the northerly line of a 1.538 acre tract of land conveyed to the City of Columbus by Deed Book 2851 page 617 and being on Station 68+96.71 Main Street (US 40);

Thence **South 89°26'53" West**, a distance of **136.63 feet** along said northerly line and centerline of Main Street (US 40) to the **True Point of Beginning** and containing 0.191 acres, more or less, of which 0.126 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.191 acres, more or less, are located within Auditor's Parcel No. 010-129685.

The basis of bearing for this description is based on project (Ground Level) coordinates values are relative to State Plane Coordinates (Ohio South Zone NAD 83 with 2007 NSRS Adjustment) by a Project Adjustment Factor (PAF) = 1.00004227 and is based on a mean project latitude of 39°57'16.38" North and an elevation of 814.927 feet. Coordinate values are from an actual GPS survey made in 2015 by Korda/Nemeth Engineering, INC. To obtain grid coordinates, divide the project distance or coordinates by the (PAF). The centerline of Main Street being N 89°26'53" E between Station 66+28.78 and Station 80+00.00.

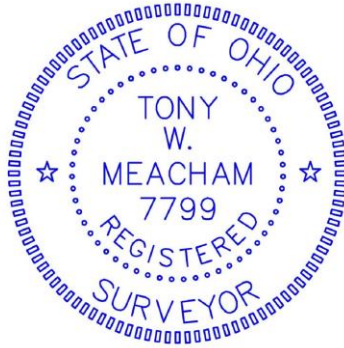
The basis of stationing for this description is based on US 40 (Main Street) centerline stationing as established on existing highway plan FRA-270-20.21S and FRA-270-31.76N.

EXHIBIT A

LPA RX 851 WD

Iron pin set are 5/8" x 30" rebar topped by an aluminum cap stamped "ODOT R/W PS NO. 7799 KORDA/NEMETH ENG."

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2015 by Korda/Nemeth Engineering, Inc.



Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.

Date