

EXHIBIT A

Page 1 of 2

LPA RX 851 WD

Rev. 06/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 75-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 35, 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 1.494 acre tract as described in a deed to PHILLIPPI INVESTMENTS, LTD, an Ohio limited liability company in Instrument Number 201502110017367 (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 Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road 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 85° 29' 49" West, following the centerline of Groves Road, the southerly line of Half Section 35 and the northerly line of Half Section 50, for a distance of 389.88 feet to a Survey mag Nail set at the southwesterly corner of said 1.494 acre tract and the southwesterly corner of a 2.295 acre tract as described in a deed to ARCP RL Portfolio X, LLC in Instrument Number 201408070102719, having a Station 103+10.12~0.00' Rt. and being the **True Place of Beginning** of the parcel here in described;

Thence North 85° 29' 49" West, continuing along the centerline of Groves Road and the southerly line of said 1.494 acre tract, for a distance of 210.57 feet to a Survey Mag Nail set at

EXHIBIT A

Page 2 of 2

LPA RX 851 WD

Rev. 06/09

the southwesterly corner of said 1.494 acre tract and the southeasterly corner of a 2.860 acre tract as described in a deed to Imperial Lodgings, LLC in Instrument number 200804090054347;

Thence North 05° 07' 02" East, leaving said centerline, following the westerly line of said 1.494 acre tract and the easterly line of said 2.860 acre tract, for a distance of 30.00 feet to a ¾" iron pipe found on the northerly right of way of Groves Road;

Thence South 85° 29' 49" East, following the northerly right of way of Groves Road and passing through said 1.494 acre tract, for a distance of 159.57 feet to an iron pin set;

Thence South 87° 28' 43" East, leaving the northerly right of way and continuing through said 1.494 acre tract, for a distance of 50.66 feet to an iron pin set on the easterly line of said 1.494 acre tract and the westerly line of said 2.295 acre tract;

Thence South 04° 25' 28" West, following the easterly line of said 1.494 acre tract and the westerly line of said 2.295 acre tract, for a distance of 31.75 feet to the **True Point of Beginning**, and containing within said bounds 6,355 square feet or 0.1459 acres of land, more or less in Franklin County Auditor Parcel Number 010-016712-00, of which the present road occupied is 0.1449 acres of land and having a net take of 0.0010 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