

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 30-WD
FRA-CR03-12.96
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 the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey No. 7326, and being part of the 1.054 acre tract conveyed to **Dean E. Salts** (Grantor) in Instrument Number 201312160205511, the below described parcel laying on the right side of Feder Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book _____, Page _____, and being described as follows:

Being a parcel of land lying south of the south existing right-of-way line of Feder Road, as described in the Franklin County plan Feder Road Section "A" Part, County Road No. 22 (Dated 10/19/1972) and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the north line of V.M.S. #7326, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S. #7326, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the north line of V.M.S. #7326 as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road, and the north line of V.M.S. #7326, a distance of 288.58 feet to a point, being at centerline station 175+50.32;

Thence South 03 degrees 45 minutes 22 seconds West leaving said centerline, a perpendicular distance of 50.00 feet to a point on the existing south right-of-way line of Feder Road, being the

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northwest corner of a parcel of land conveyed to Image Hospitality, L.L.C. in Instrument number 20101001012917 as referenced by a 1" pipe with an illegible cap 0.16 feet west and 0.09 feet south, said point being 50.00 feet right of Feder Road centerline of right-of-way station 175+50.32, and being the **Point of Beginning** for the herein described parcel;

Thence South 03 degrees 51 minutes 44 seconds West, a distance of 15.00 feet along the west property line of said Image Hospitality, L.L.C. parcel to a pin set, being 65.00 feet right of said centerline of right-of-way station 175+50.29;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 135.00 feet to a pin set on the east property line of a parcel of land conveyed to Sam and Izzy, LLC in Instrument number 201708080109488, being 65.00 feet right of said centerline of right-of-way station 174+15.29;

Thence North 03 degrees 51 minutes 44 seconds East, a distance of 15.00 feet along said east property line to a point on said existing south right-of-way line of Feder Road passing a 1 inch pipe with an illegible cap at 49.88 feet and 0.16 feet west, point being 50.00 feet right of said centerline of right-of-way station 174+15.32;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 135.00 feet along said south right-of-way line of Feder Road to the **Point of Beginning**.

Containing 0.046 acre, more or less, within Franklin County Auditor's Parcel Number 010-258701. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC."

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Feder Road as shown upon the right of way plan FEDER ROAD, SECTION "A" PART (COUNTY ROAD NO. 22) -dated 10/19/1972, on file with the City of Columbus, Ohio.

