

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 07/03/2017

PID 97197

**PARCEL 14-WD2
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 585.66 feet along the centerline of Main Street (US 40) to a point being on Station 72+14.44 Main Street (US 40);

Thence North 00°33'07" West, a distance of 50.00 feet to a point on the northerly existing right of way line of Main Street (US 40) and the northwest corner of ROW parcel 179D-WD (FRA-270-30.42N) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No 235,561 as recorded in Deed Book 3071 page 518 and in the east line of a 0.432 acre tract as conveyed to the City of Columbus in Official Record 552 H 04, said point being 50.00 feet right of Station 72+14.44 Main Street (US 40) and also being the **True Point of Beginning**;

Thence **North 04°24'21" East**, a distance of **10.04 feet** along said northerly existing right of way line and the easterly line of said COC 0.432 acre tract to an iron pin set being 60.00 feet left of Station 72+15.31 Main Street (US 40);

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Thence **North 89°26'53" East**, a distance of **184.69 feet** leaving said existing right of way line and across the grantor's property to an iron pin set being 60.00 feet left of Station 74+00.00 Main Street (US 40);

Thence **North 83°44'15" East**, a distance of **50.25 feet** continuing across the grantor's property to an iron pin set being 65.00 feet left of Station 74+50.00 Main Street (US 40);

Thence **North 89°26'53" East**, a distance of **110.00 feet** continuing across the grantor's property to an iron pin set being 65.00 feet left of Station 75+60.00 Main Street (US 40);

Thence **South 62°28'46" East**, a distance of **17.00 feet** continuing across the grantor's property to an iron pin set being 57.00 feet left of Station 75+75.00.00 Main Street (US 40);

Thence **North 89°26'53" East**, a distance of **385.00 feet** continuing across the grantor's property to an iron pin set being 57.00 feet left of Station 80+00.27 Main Street (US 40);

Thence **South 83°24'08" East**, a distance of **40.17 feet** continuing across the grantor's property to an iron pin set on the grantor's easterly line and being the westerly line of a 3.869 acre tract of land conveyed to MacKenzie Holdings LLC, a Michigan Limited Liability Company and being 52.00 feet left of Station 79+99.86 Main Street (US 40);

Thence **South 04°08'36" West** a distance of **2.01 feet** along said easterly and westerly line to a point on the northerly existing right of way line of Main Street (US 40) and the northeast corner of ROW parcel 179F-WD (FRA-270-30.42N) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 235,775 as recorded in Deed Book 3114, page 4 and being 50.00 feet left of Station 79+99.70 Main Street (US 40);

Thence **South 89°26'53" West**, a distance of **785.26 feet** along said northerly existing right of way line and being in the northerly lines of said State of Ohio ROW parcel 179F-WD, parcel 179E-WD (FRA-270-30.42N) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 235,625 as recorded in Deed Book 2955, page 577 and said State of Ohio ROW parcel 179D-WD to the **True Point of Beginning** and containing 0.165 acres, more or less, of which 0.000 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.153 acres, more or less, are located within Auditor's Parcel No. 010-129706 and 0.012 acres, more or less, are located within Auditor's Parcel No. 010-292740.

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)

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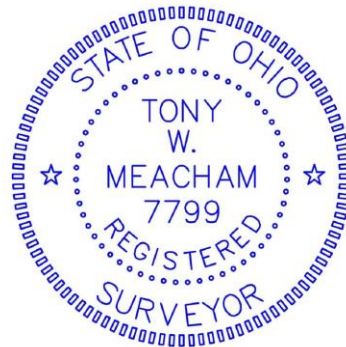
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by a Project Adjustment Factor (PAF) = 1.00004227 and is based on a mean project latitude of 39°57'16.38" North and an elevation of 814.927 feet. Coordinate values are from an actual GPS survey made in 2015 by Korda/Nemeth Engineering, INC. To obtain 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.

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