

EXHIBIT A

LPA RX 851 WD

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Ver. Date 6/30/2016

PID 95549

**PARCEL 103-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, DELAWARE 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 Delaware, City of Columbus, located in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 7.532 acre tract conveyed to **Badrivishal, LLC, an Ohio limited liability company** (Grantor) in Official Record 736 Page 110, and being described as follows:

Being a parcel of land lying east of and adjacent to the east existing right-of-way line of Orion Place, as described in Plat Cabinet 1 Slide 368 and 368A, and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence along said centerline of Polaris Parkway, with a curve to the left, having a radius 1762.95 feet, a central angle of 18°03'40", an arc length of 555.73 feet, being subtended by a chord bearing of South 55°12'27" West and a chord distance of 553.43 feet to a point on the curve, said point being centerline station 164+00.00, said point also being the intersection with Orion Place station 10+00.00;

Thence North 25°45'43" West, along the centerline of existing right-of-way of Orion Place, a distance of 637.42 feet to a point, being at centerline station 16+37.42;

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Thence North $64^{\circ}14'17''$ East, leaving said centerline perpendicular, a distance of 25.00 feet to a point on the said existing east right-of-way line for Orion Place, and being the northwest property corner of a 8.196 acre parcel of land conveyed to Ohio Farmers Insurance Company (APN 31844302002000) in Deed Volume 572 Page 2330, and also being 25.00 feet right of centerline Orion Place station 16+37.42;

Thence North $64^{\circ}13'54''$ East along said existing east right-of-way line for Orion Place, a distance of 5.00 feet to a point, being the southwest corner of said Badrivishal, LLC tract, and being 30.00 feet right of Orion Place centerline station 16+37.42, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence North $25^{\circ}45'43''$ West continuing along said existing east right-of-way line for Orion Place, a distance of 12.58 feet to an iron pin set, being 30.00 feet right of Orion Place centerline station 16+50.00;

Thence North $64^{\circ}14'17''$ East crossing said Badrivishal, LLC tract, a distance of 20.00 feet to an iron pin set, being 50.00 feet right of Orion Place centerline station 16+50.00;

Thence South $25^{\circ}45'43''$ East continuing across said Badrivishal, LLC tract, a distance of 12.57 feet to an iron pin set on the south property line of said Badrivishal, LLC tract and north property line of said Ohio Farmers Insurance Company, being 50.00 feet right of Orion Place centerline station 16+37.43;

Thence South $64^{\circ}13'54''$ West continuing along said property line, a distance of 20.00 feet to the **Point of Beginning**.

Containing 0.006 acre, more or less, within Delaware County Auditor's Parcel Number 31844302002001. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Records' Office, Delaware County, Ohio.

The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC."

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

