

EXHIBIT A

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Rev. 06/09

Ver. Date 05/01/2015

PID 95553

**PARCEL 7-WD
FRA-COTA SIDEWALKS-PHASE 2 (CAMPUS VIEW)
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 Quarter Township 2, Township 2, Range 18 (USML), part of Lot 60 of Partition plat of the Scioto Land Company, DB "A" Page 194, destroyed by fire, as demonstrated in SPB 3, Page 136-7. Descriptions of said partition lots are recorded in DB A" Pages 7 & 14, and being a part of a 4.008 acre tract of land conveyed to TIA Real Estate Holdings LLC by deed of record in I.N. 201503230036074 of the Recorders office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a monument set at the centerline intersection of Campus View Boulevard and Huntington Park Drive, said monument being at station 68+72.13;

Thence S 82°10'07" W along the centerline of Campus View Boulevard a distance of 477.13 feet to a point, said point being located at station 63+95.00;

Thence S 7°49'53" E a distance of 40.00 feet to an iron pin set in the southerly right-of way line of Campus View Boulevard and the grantor's north line, said iron pin being 40.00 feet right of station 63+95.00, and being also the **TRUE POINT OF BEGINNING**;

Thence N 82°10'07" E along said southerly right-of way line of Campus View Boulevard and the grantor's north line a distance of 385.17 feet to an iron pin set, said point being 40.00 feet right of station 67+80.18;

Thence along said southerly right-of way line of Campus View Boulevard in a southeasterly direction with a curve to the right with a radius of 40.00 feet, a central angle of 101°00'00", an arc length of 70.51 feet, a chord bearing of S 47°19'53" E and a chord distance of 61.73 feet to

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an iron pin set in the westerly right-of-way line of Huntington Park Drive, said iron pin being 35.00 feet left of station 29+73.92 (Huntington Park Drive);

Thence along said westerly right-of-way line of Huntington Park Drive in a southerly direction with a curve to the left with a radius of 346.68 feet, a central angle of 21°40'39", an arc length of 131.16 feet, a chord bearing of S 07°40'13" E, and a chord distance of 130.38 feet to an iron pin set, said iron pin being 35.00 feet left of station 28+56.00 (Huntington Park Drive);

Thence crossing said grantor's 4.008 acre tract the next seven courses - in a northerly direction with a curve to the right with a radius of 300.00 feet, a central angle of 27°08'28", an arc length of 142.11 feet, a chord bearing of N 09°54'31" W, and a chord distance of 140.79 feet to an iron pin set, said iron pin being 42.34 feet left of station 29+83.00 (Huntington Park Drive);

Thence N 44°40'32" W a distance of 36.64 feet to an iron pin set, said iron pin being 48.00 feet right of station 67+92.00;

Thence N 62°50'22" W a distance of 2.44 feet to an iron pin set, said iron pin being 46.60 feet right of station 67+90.00;

Thence S 86°55'56" W a distance of 3.01 feet to an iron pin set, said iron pin being 46.35 feet right of station 67+87.00;

Thence S 82°10'07" W a distance of 21.00 feet to an iron pin set, said iron pin being 46.35 feet right of station 67+66.00;

Thence S 58°20'21" W a distance of 6.56 feet to an iron pin set, said iron pin being 49.00 feet right of station 67+60.00;

Thence S 82°10'07" W a distance of 332.38 feet to an iron pin set, said iron pin being 49.00 feet right of station 64+27.62;

Thence N 82°24'31" W a distance of 33.84 feet to the **TRUE POINT OF BEGINNING**.

The above described area is contained with the Franklin County Auditor's Parcel Number 610-263603, with a present road of 0.000 acres occupied. Within said boundary is 0.101 acres, more or less.

This description and survey was prepared and reviewed on May 1, 2015, by Joseph S. Bolzenius.

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All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W PATRICK INC" and are to be placed at the completion of construction by the City of Columbus Survey Department.

The centerline and stationing described in this document refers to the centerline of construction on file with the City of Columbus plan "Campus View Boulevard Sidewalk Improvements (3114 Dr. E)". All stationing refers to Campus View Boulevard except as otherwise noted.

The basis of bearings in this description area based on the State Plane Coordinate System, Ohio South Zone, NAD83 (NSRS 2011), which were determined by GPS observations conducted by the Patrick Engineering survey staff. The Columbus, Mount Vernon and McConnelville CORS stations were used, which establishes a bearing along the centerline of Campus View Boulevard to be S 86°49'53" E between High Street and Vantage Drive.



Joseph S. Bolzenius, PE, PS
Reg. Surveyor No. 7526

Date