

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 02/08/2019

PID 104709

**PARCEL 4-WD
FRA-SR 161 AT CLEVELAND AVE
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, 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, Blendon Township, being part of Quarter Township 3, Township 2 North, Range 17 West of the United States Military Lands, and being a 0.008 acre parcel out of a 49.934 acre tract known as Franklin County Auditor's Parcel number 010-105120 conveyed to Westerville Square, Inc., an Ohio Corporation (hereafter referred to as "Grantor") by the deeds recorded as Deed Book volume 3735, page 427 and Official Record volume 24763, page J04 (all document references are to the records of Franklin County Recorder's Office unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of existing right-of-way of Cleveland Avenue more particularly described as follows:

COMMENCING FOR REFERENCE at a 5/8" iron pin found in concrete in the centerline of existing right-of-way of State Route 161, said pin being on the centerline of existing right-of-way of State Route 161 station 711+00.00 as shown in the Ohio Department of Transportation Right-of-Way plans FRA-161-11.57 and FRA-161-13.45;

Thence along the said centerline of existing right-of-way of State Route 161, North 75 degrees 17 minutes 52 seconds West for a distance of 476.26 feet to a point at the intersection of the said centerline of existing right-of-way of State Route 161 station 706+23.74 and the centerline of existing right-of-way of Cleveland Avenue station 10+00.00;

EXHIBIT A

LPA RX 851 WD

Thence along the said existing centerline of right-of-way of Cleveland Avenue, North 03 degrees 30 minutes 48 seconds East for a distance of 281.74 feet to a point being at station 12+81.74 of the centerline of existing right-of-way of Cleveland Avenue:

Thence leaving the centerline of existing right-of-way of Cleveland Avenue perpendicularly, South 86 degrees 29 minutes 12 seconds East for a distance of 40.00 feet to a Mag nail set at an angle point in the easterly right-of-way of Cleveland Avenue, being the northwesterly corner of a parcel, designated as parcel 14-WD, conveyed to The City of Columbus, Ohio by the deed recorded as Instrument Number 200605310104790 and being the southwesterly corner of a parcel conveyed to Westerville Square, Inc., an Ohio Corporation by the deed recorded as Deed Book volume 3735, page 427 and Official Record volume 24763, page J04, the said Mag nail being 40.00 feet right of the centerline of existing right-of-way of Cleveland Avenue station 12+81.74 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's westerly line and being the said existing easterly right-of-way line of Cleveland Avenue, North 03 degrees 30 minutes 48 seconds East for a distance of 22.26 feet to a Mag nail set being 40.00 feet right of the centerline of existing right-of-way of Cleveland Avenue station 13+04.00;

Thence crossing through the lands of the Grantor, South 86 degrees 29 minutes 12 seconds East for a distance of 16.00 feet to a Mag nail set being 56.00 feet right of the centerline of existing right-of-way of Cleveland Avenue station 13+04.00;

Thence continuing through the lands of the Grantor, South 03 degrees 30 minutes 48 seconds West for a distance of 22.26 feet to an iron pin set on the Grantor's southerly line and being on the northerly line of a parcel conveyed to The Fifth Third Bank of Columbus, an Ohio Banking Corporation by the deed recorded as Official Record volume 31345, page I04, said iron pin being 56.00 feet right of the centerline of existing right-of-way station 12+81.74;

Thence along the Grantor's southerly line and along the said northerly line of The Fifth Third Bank of Columbus, an Ohio Banking Corporation parcel, North 86 degrees 29 minutes 12 seconds West for a distance of 16.00 feet to the TRUE POINT OF BEGINNING, containing 0.008 acres, more or less, of which 0.000 acres are within the present road occupied, resulting in a net take of 0.008 acres of Franklin County Auditor's Parcel number 010-105120.

Prior instruments recorded as of this writing recorded in Deed Book volume 3735, page 427 and Official Record volume 24763, page J04 in the records of Franklin County.

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

This description was prepared by Charles H. Murphy, Ohio Registered Professional Surveyor number 6950, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2018 under his direct supervision.

The bearing for this description are based on Ohio State Plane Coordinate system, South Zone and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with ties to Franklin County monuments CLARK19281982 and CLARKAZIMUTH having a relative bearing of North 00 degrees 40 minutes 05 seconds East.

Where described, iron pins set are 5/8" rebar, 30" long, and bear a plastic cap inscribed "DLZ OHIO, INC".

The stations referenced herein are from the plans known as "FRA-SR 161 AT CLEVELAND AVE" on file with The City of Columbus, Ohio.

Charles H. Murphy, S-6950

Date