

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 04/15/13

PID 17585

**PARCEL 56-WD
FRA-C.R. 61-1.10
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 Farm Lot 17 of Flavel Tuller's Survey of Quarter Township 1, Township 2 North, Range 19 West, United States Military Lands, as recorded in Plat Book 3, Page 60, and being a part of Lot 13 of the Foxboro Village Section 1 Subdivision as recorded in Plat Book 51, Page 26, as conveyed to Steward Investment and Realty Group LLC, by deed of record in Instrument Number 201211050167849, all records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the right side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 61-1.10, as recorded in Plat Book ____, Page ____;

Beginning for Reference at a 1" iron pipe found marking southwest corner of said Lot 13, being 125.00 feet right of Hard Road centerline station 139+95.34;

Thence North 02 degrees 20 minutes 55 seconds East, a distance of 55.00 feet along the existing easterly Right-of-Way line of Foxboro Lane, and along the westerly line of said Lot 13, to an iron pin set being 70.00 feet right of Hard Road centerline station 139+95.34, and being the **Point of True Beginning**;

Thence North 02 degrees 20 minutes 55 seconds East, a distance of 10.00 feet along the existing easterly Right-of-Way line of Foxboro Lane, and along the westerly line of said Lot 13, to a point being 60.00 feet right of Hard Road centerline station 139+95.34;

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Thence along the arc of a curve to the right for 31.42 feet along the northwesterly line of said Lot 13, and along the existing southerly Right-of-Way line of Hard Road, having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of North 47 degrees 20 minutes 55 seconds East, a chord distance of 28.28 feet, to a point being 40.00 feet right of Hard Road centerline station 140+15.34;

Thence South 87 degrees 39 minutes 05 seconds East, a distance of 20.00 feet along the northerly line of said Lot 13, and along the existing southerly Right-of-Way line of Hard Road, to an iron pin set at the intersection with the proposed southerly Right-of-Way line of Hard Road, being 40.00 feet right of Hard Road centerline station 140+35.34;

Thence South 55 degrees 28 minutes 43 seconds West, a distance of 50.00 feet across said Lot 13 to the **Point of True Beginning**, containing 0.012 acres, more or less;

Of the above described area, 0.012 acres is contained within the Franklin County Auditor's Parcel 590-171670.

The bearing of South 87 degrees 39 minutes 05 seconds East for the centerline of Hard Road is based upon the Ohio State Plane Coordinate System, South Zone, NAD 1983 (1986 Adjustment), as measured using G.P.S. methods through the Franklin County Engineer's stations FRANK 74, FRANK 174, FCGS 7772, FCGS 6651, FCGS 2232, and FRANK 2218 RESET.

This description was based upon an actual field survey of Hard Road by Stantec Consulting Services, Inc., in October and November of 2010, under the direction of Tim A. Baker, Registered Surveyor Number 7818.

Iron Pins Set are 3/4 inches in diameter by 30 inches long with a 2 inch aluminum cap placed on top bearing the name "ODOT R/W" and "STANTEC".

Grantor Claims title by instrument of record in Instrument Number 201211050167849, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES, INC.

Registered Surveyor No. 7818