

## **EXHIBIT A**

RX 250 WD

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Rev. 06/09

Ver. Date 7/25/19

PID 86645

**PARCEL 15-WD  
FRA-US40-10.55  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No.1393, being a part of the original Lot 5 as shown numbered and delineated on record plat M. L. Sullivants Land Subdivision in Plat Book 11, Page 21, also shown and delineated as part of the West Park Addition in Plat Book 4, Page 264 and being part of that 1.162 acres tract of land described in a deed to BLS Rentals, LTD., an Ohio Limited Liability Company by deed of record in Instrument No.200201300027764, said tract and being a parcel of land lying on the south side of the existing centerline of right-of-way for Broad Street (US-40) as shown on the Right of Way plans for FRA-US40-10.55 on file with the City of Columbus. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a mag spike set in the intersection of existing centerline of right of way line for Broad Street (US-40) (80' width) with the existing centerline intersection of Glenwood Avenue (60' width) and being located in the centerline of Broad Street (US-40) at station 578+92.73 and centerline station 75+00.00 for S Glenwood Avenue;

Thence **S 08 degrees 29 minutes 14 seconds E** a distance of **40.00 feet** with the existing centerline of right of way for Glenwood Avenue to a point, said point being 40.00 feet right from Broad Street (US-40) centerline station 578+92.73;

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Thence **S 81 degrees 30 minutes 46 seconds W** a distance of **30.00 feet** across Glenwood Avenue roadway to a mag spike set in the existing westerly right of way line of said roadway, same being also the northeast corner of the grantor's 1.162 acres tract, said spike being also in the existing southerly right of way line of Broad Street, being 40.00 feet right from Broad Street (US-40) centerline station 578+62.73 and also being the ***TRUE POINT OF BEGINNING***;

Thence **S 08 degrees 29 minutes 14 seconds E** a distance of **8.06 feet** with the existing westerly right of way line of Glenwood Avenue and the east line of the grantor's 1.162 acres tract to an iron pin set, said iron pin being 48.06 feet right from Broad Street (US-40) centerline station 578+62.73;

Thence **N 62 degrees 15 minutes 25 seconds W** a distance of **13.64 feet** across the grantor's tract to an iron pin set in the existing southerly right of way line of Broad Street (US-40), same being also the north line of the grantor's 1.162 acres tract and being 40.00 feet right from Broad Street (US-40) centerline station 578+51.73;

Thence **N 81 degrees 30 minutes 46 seconds E** a distance of **11.00 feet** with the existing southerly right of way line for Board Street (US-40) and the north line of the grantor's 1.162 acres tract to the northeast corner of said tract and the ***TRUE POINT OF BEGINNING***, containing 0.001 acres more or less.

The above described area contains a total of **0.001 acres**, within Franklin County Auditor's Parcel Number 010-121008-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No.200201300027764 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 3/4 inch steel rod, thirty (30) inches long with an aluminum cap stamped "ODOT R/W PS No. S-7514".

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) head.

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This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in March, 2018. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of N 81°30'46" E on the centerline of Broad Street.

Resource International, Inc.

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Mark S. Ward, P.S.

Professional Surveyor No. S-7514