

EXHIBIT A

LPA RX 851 WD

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Ver. Date 01/23/2017

PID 95570

**PARCEL 56-WD
FRA-SR317-10.63
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 Half Section 36, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of 5.567 acre tract and a 3.036 acre tract as described as an 8.603 acre consolidated tract in a deed to CCBC OPERATIONS, LLC, a Delaware limited liability company in Instrument Number 201704060046602 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio;

Thence South 85° 32' 20" East, following the centerline of Groves Road, the southerly line of Half Section 36, and the northerly line of Half Section 49, for a distance of 320.39 feet to a Survey Mag Nail Set at the southwesterly corner of said 5.567 acre tract, the southeasterly corner of a 1.102 acre tract as described in a deed to 2150 Investment Co. in O.R.V. 15767 I-19, having a Station of 110+20.39~0.00'Rt. and being the **True Place of Beginning** of the parcel here in described;

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Thence North $04^{\circ} 03' 42''$ East, following along the westerly line of said 5.567 acre tract and the easterly line of said 1.102 acre tract a distance of 255.09 feet to an iron pin set at the common corner of said 5.567 acre tract with the northeasterly corner of the said 1.102 acre tract;

Thence North $85^{\circ} 32' 20''$ West, following a common line of said 5.567 acre tract with the northerly line of said 1.102 acre tract, for a distance of 199.94 feet to an iron pin set on the easterly right of way for Service Road East of Hamilton Road, being a common corner of said 5.567 acre tract with the northwesterly corner of said 1.102 acre tract and also being on the southeasterly corner of Parcel 65-WD as described in a deed to the State of Ohio in Deed Book 2642 page 437 and as shown in FRA-40-18.69(317-2.05) right of way plans;

Thence North $03^{\circ} 59' 16''$ East, following along the easterly right of way of Service Road East and the westerly line of said 5.567 acre tract, for a distance of 85.82 feet to an iron pin set;

Thence passing through said 5.567 acre and 3.036 acre tracts for the following nine (9) courses and distances;

1. On a curve with a 60.00 ft. radius to the left, a central angle of $69^{\circ} 48' 20''$, with a chord bearing of South $50^{\circ} 25' 07''$ East, a chord length of 68.66 feet for an arc length of 73.10 feet to an iron pin set;
2. Thence South $85^{\circ} 19' 17''$ East a distance of 113.43 feet to an iron pin set;
3. On a curve with a 51.50 ft. radius to the left, a central angle of $32^{\circ} 07' 17''$, with a chord bearing of North $78^{\circ} 37' 05''$ East, a chord length of 28.50 feet, for an arc length of 28.87 feet to an iron pin set;
4. On a curve with a 48.50 ft. radius to the right, a central angle of $153^{\circ} 36' 27''$, with a chord bearing of South $40^{\circ} 38' 20''$ East, a chord length of 94.44 feet, for an arc length of 130.03 feet to an iron pin set;
5. On a curve with a 51.50 ft. radius to the left, a central angle of $32^{\circ} 07' 17''$, with a chord bearing of South $20^{\circ} 06' 15''$ West, a chord length of 28.50 feet, for an arc length of 28.87 feet to an iron pin set;
6. Thence South $04^{\circ} 02' 36''$ West a distance of 150.76 feet to an iron pin set;
7. Thence South $81^{\circ} 26' 42''$ East a distance of 194.54 feet to an iron pin set;
8. Thence South $85^{\circ} 32' 20''$ East a distance of 123.92 feet to an iron pin set;
9. Thence South $71^{\circ} 38' 34''$ East a distance of 83.28 feet to an iron pin set on the northerly right of way line of said Groves Road;

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Thence South 85° 32' 20" East, following the northerly right of way line of Groves Road and continuing through said 3.036 acre tract, for a distance of 133.73 feet to ¾" iron pipe found on the easterly line of said 3.036 acre tract and the westerly line of a 21.006 acre tract as described in a deed to CCBCC Operation, LLC in Instrument number 201704060046604;

Thence South 04° 20' 50" West, following the easterly line of said 3.036 acre tract and the westerly line of said 21.006 acre tract, for a distance of 30.00 feet to a Survey Mag Nail Set at the southeasterly corner of said 3.036 acre tract, the southwesterly corner of 21.006 acre tract and being on the centerline of Groves Road;

Thence North 85° 32' 20" West, following the centerline of Groves Road and the southerly line of said 3.036 acre and then the southerly line of said 5.567 acre tract a distance of 587.49 feet to the **True Point of Beginning**, and containing within said bounds 52,482 square feet or 1.2048 acres of land, more or less.

Parcel Acreage Breakdown:

Franklin County Auditor Number 010-041657: Gross Take = 1.0005 acres
PRO = 0.2341 acres
Net Take = 0.7664 acres
Franklin County Auditor Number 010-118422: Gross take = 0.2043 acres
PRO = 0.1706 acres
Net Take = 0.0337 acres

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
Professional Surveyor No. 7912