

**EXHIBIT A**

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Ver. Date 02/02/2015

PID 94931

**PARCEL 10-WL  
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being out of the 0.532 acre tract conveyed to St. Charles Partners by deed of record in Official Record 10524H16, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

***BEGINNING, FOR REFERENCE***, at a 3/4 inch solid iron pin in a monument box found marking the intersection of the centerline of construction of Cleveland Avenue as shown on the right-of-way plans FRA-270-18.32N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio with the original centerline of Schrock Road, also being in the northerly line of Parcel 6062B-WL conveyed to the State of Ohio by deed of record in Deed Book 2762, Page 5;

thence South 03° 27' 14" West, with said centerline of construction and across said Parcel 6062B-WL, a distance of 148.67 feet, to a point;

thence North 86° 32' 46" West, across said Parcel 6062B-WL and Parcel 6059-WL conveyed as a highway easement to the State of Ohio by deed of record in Deed Book 2625, Page 41, a distance of 59.67 feet, to a point in the westerly line of said Parcel 6059-WL, a southerly corner of the 0.093 acre tract conveyed as Parcel 23-WD to City of Columbus, Ohio by deed of record in Official Record 10048A03, an easterly line of said 0.532 acre tract, and the intersection of the westerly limited access right-of-way line of Cleveland Avenue with the southerly right-of-way line of Schrock Road, being the ***TRUE POINT OF BEGINNING***;

thence South 07° 50' 17" West, with the westerly line of said 0.532 acre tract, said westerly limited access right-of-way line, and the westerly line of said Parcel 6059-WL, a distance of 112.40 feet, to the southeasterly corner thereof and the northeasterly corner of the 0.5367 acre tract conveyed to Perfect Image Investments, LLC by deed of record in Instrument Number 200906300095161 (reference a 3/4 inch iron pipe found, 0.11 feet northerly and 0.06 feet westerly);

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thence North 85° 59' 46" West, with the line common to said 0.5367 acre and 0.532 acre tracts, a distance of 0.24 feet, to an iron pin set;

thence across said 0.532 acre tract, the following courses:

North 03° 27' 14" East, a distance of 112.07 feet, to an iron pin set;

South 86° 32' 46" East, a distance of 8.83 feet, to the **TRUE POINT OF BEGINNING**, containing 0.012 acre, more or less, from Auditor's Parcel Number 010-191334.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FRANK 85 and WEST 17. The portion of the centerline of Schrock Road, having a bearing of North 78° 31' 16" East, is designated the "basis of bearing" for the survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012 and March 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

Date