

EXHIBIT A

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Ver. Date 4-28-16

PID 95606

**PARCEL 9-WD2
FRA - LAZELLE ROAD - PHASE A
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 the State of Ohio, County of Franklin, City of Columbus, located in Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the 10.174 acre tract conveyed to **AQ1031, LLC (undivided 80% interest)** and to **DC1031, LLC (undivided 20% interest)**(Grantor) in Official Record 201601050000897, and being described as follows:

Being a parcel of land lying south of and adjacent to the south existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

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Thence continuing along said centerline North $87^{\circ}09'24''$ West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $22^{\circ}58'57''$, an arc length of 190.53 feet, being subtended by a chord bearing of South $57^{\circ}54'28''$ West and a chord distance of 189.26 feet to a point on the curve, said point being at centerline station 70+27.76;

Thence leaving said centerline, South $20^{\circ}36'03''$ East, a distance of 58.40 feet to a point of tangency located on the existing south right-of-way line for Lazelle Road East and the west right-of-way line for Dillmont Drive, as established by Plat Book 64, Page 6, said point being 58.50 feet right of Lazelle Road East centerline of right-of-way station 70+27.76, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence along said west right-of-way line of Dillmont Drive also being the east property line of said AQ1031, LLC (80% interest) and DC1031, LLC (20% interest) tract, South $23^{\circ}49'17''$ East, a distance of 103.69 feet to an iron pin set, being 162.06 feet right of Lazelle Road East centerline station 70+32.11;

Thence crossing said AQ1031, LLC (80% interest) and DC1031, LLC (20% interest) tract, North $86^{\circ}19'59''$ West, parallel to and 35 feet north of the existing building, a distance of 163.84 feet to an iron pin set, being 112.50 feet right of centerline station 69+10.52;

Thence continuing across said AQ1031, LLC (80% interest) and DC1031, LLC (20% interest) tract, North $03^{\circ}39'48''$ East, parallel to and 25 feet east of the existing building, a distance of 73.81 feet to an iron pin set on the existing south right-of-way line of Lazelle Road East, being 40.00 feet right of centerline station 69+22.49;

Thence along said south right-of-way line of Lazelle Road East also being the north property line of said AQ1031, LLC (80% interest) and DC1031, LLC (20% interest) tract, with a curve to the

