

**EXHIBIT A**

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Ver. Date 8/8/2018

PID 98557

**PARCEL 22-WD1  
FRA-CR03-12.96  
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).

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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, located in Virginia Military Survey No. 6641, and being part of parcel 1, tract 1 of the 5.617 acre tract conveyed to **Waterford Pointe Investment, LLC** (Grantor) in Instrument Number 201202160022114, the below described parcel laying on the left side of Feder Road as shown in FRA-CR03-12.96, as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and being described as follows:

Being a parcel of land lying north of the north existing right-of-way line of Feder Road, as described in the Franklin County plan Feder Road Section "A" Part, County Road No. 22 (Dated 10/19/1972) and more particularly described as follows:

**Commencing** at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the south line of V.M.S #6641, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road and also being the south line of V.M.S. #6641, a distance of 1283.90 feet to a point, being at centerline station 165+55.00;

Thence North 03 degrees 45 minutes 22 seconds East leaving said centerline, a perpendicular distance of 50.00 feet to the existing north right-of-way line for Feder Road, said point being

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50.00 feet left of Feder Road centerline of right-of-way station 165+55.00, and being the **Point of Beginning** for the herein described parcel;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 23.27 feet to a point, being the southeast corner of a parcel of land conveyed to BJ Clubhouse LLC, an Ohio Limited Liability Company in instrument number 201001190006364, and being 50.00 feet left of said centerline of right-of-way station 165+31.73;

Thence North 03 degrees 45 minutes 22 seconds East, a distance of 7.00 feet along the east property line of said BJ Clubhouse LLC, an Ohio Limited Liability Company to a pin set, being 57.00 feet left of said Feder Road centerline of right-of-way station 165+31.73;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 23.27 feet to a pin set, being 57.00 feet left of station 165+55.00;

Thence South 03 degrees 45 minutes 22 seconds West, a distance of 7.00 feet to the **Point of Beginning**.

Containing 0.004 acre, more or less, within Franklin County Auditor's Parcel Number 570-146332. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Feder Road as shown upon the right of way plan FEDER ROAD, SECTION "A" PART (COUNTY ROAD NO. 22) -dated 10/19/1972, on file with the City of Columbus, Ohio.

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This description was prepared under the direction of Richard F. Mathias, Registered Professional Surveyor Number 7798, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by 2LMN, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD.

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Richard F. Mathias                                  Date  
Registered Professional Surveyor No. 7798