

EXHIBIT A

Page 1 of 3

RX 250 WD

Rev. 06/09

Ver. Date 04/15/13

PID 17585

**PARCEL 11-WD
FRA-C.R. 61-1.10
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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Farm Lot 18 of Flavel Tuller's Survey of Quarter Township 1, Township 2 North, Range 19 West, United States Military Lands, as recorded in Plat Book 3, Page 60, and being a part of that 15.462 acre tract as conveyed to Plainsboro Partners III Limited Partnership by deed of record in Instrument Number 200407260171844, all records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the left side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 61-1.10, as recorded in Plat Book____, Page____;

Beginning for Reference at Franklin County Monument #7772 at the intersection of the existing Right-of-Way Centerline of Hard Road (County Road 61) with the existing Construction Centerline of Sawmill Road (County Road 70), being 0.00 feet left of Hard Road centerline station 99+99.90;

Thence South 87 degrees 39 minutes 05 seconds East, a distance of 399.77 feet along the existing Right-of-Way Centerline of Hard Road to a point in the easterly line of that 0.351 acre tract as conveyed to the Franklin County Commissioners by deed of record in Official Record 10229 B05, and in the westerly line of that 0.388 acre tract as conveyed to the City of Columbus by deed of record in Official Record 4034 J19, being 0.00 feet left of Hard Road centerline station 103+99.67;

EXHIBIT A

Page 2 of 3

RX 250 WD

Rev. 06/09

Thence North 02 degrees 50 minutes 36 seconds East, a distance of 20.00 feet to the northeast corner of said Franklin County 0.351 acre tract, the northwest corner of said City of Columbus 0.388 acre tract, the southwest corner that 0.410 acre tract as conveyed to the City of Columbus by deed of record in Official Record 6519 E14, and the southeast corner of that 0.132 acre tract as conveyed to the Franklin County Commissioners by deed of record in Official Record 12318 I04, being 20.00 feet left of Hard Road centerline station 103+99.84;

Thence continuing North 02 degrees 50 minutes 36 seconds East, a distance of 16.47 feet, along the easterly line of said Franklin County 0.132 acre tract, and along the westerly line of said City of Columbus 0.410 acre tract, to an iron pin found with cap "EMHT" at the northeast corner of said Franklin County 0.132 acre tract at the southeast corner of that 0.3755 acre tract as conveyed to the City of Columbus by deed of record in Instrument Number 199905130121125, being 36.47 feet left of Hard Road centerline station 103+99.98;

Thence continuing North 02 degrees 50 minutes 36 seconds East, a distance of 3.53 feet, along the easterly line of said City of Columbus 0.3755 acre tract, and along the westerly line of said City of Columbus 0.410 acre tract, to an iron pin set replacing a hub with magnail found marking the northwest corner of said City of Columbus 0.410 acre tract at the southwest corner of said Plainsboro Partners 15.462 acre tract, being 40.00 feet left of Hard Road centerline station 104+00.01, and being the **Point of True Beginning**;

Thence continuing North 02 degrees 50 minutes 36 seconds East, a distance of 5.00 feet along the westerly line of said Plainsboro Partners 15.462 acre tract, and along the easterly line of said City of Columbus 0.3755 acre tract, to an iron pin set being 45.00 feet left of Hard Road centerline station 104+00.06;

Thence South 85 degrees 27 minutes 00 seconds East, a distance of 130.04 feet across said Plainsboro Partners 15.462 acre tract, and along the proposed northerly Right-of-Way line of Hard Road, to an iron pin set at the intersection with the existing northerly Right-of-Way line of Hard Road, being 40.00 feet left of Hard Road centerline station 105+30.00;

Thence North 87 degrees 39 minutes 05 seconds West, a distance of 129.99 feet along the southerly line of said Plainsboro Partners 15.462 acre tract, along the northerly line of said City of Columbus 0.410 acre tract, and along the existing northerly Right-of-Way line of Hard Road, to the **Point of True Beginning**, containing 0.007 acres, more or less;

The above described area, 0.007 acres, is contained within the Franklin County Auditor's Parcel 590-157011.

EXHIBIT A

Page 3 of 3

RX 250 WD

Rev. 06/09

The bearing of South 87 degrees 39 minutes 05 seconds East for the centerline of Hard Road is based upon the Ohio State Plane Coordinate System, South Zone, NAD 1983 (1986 Adjustment), as measured using G.P.S. methods through the Franklin County Engineer's stations FRANK 74, FRANK 174, FCGS 7772, FCGS 6651, FCGS 2232, and FRANK 2218 RESET.

This description was based upon an actual field survey of Hard Road by Stantec Consulting Services, Inc., in October and November of 2010, under the direction of Tim A. Baker, Registered Surveyor Number 7818.

Iron Pins Set are 3/4 inches in diameter by 30 inches long with a 2 inch aluminum cap placed on top bearing the name "ODOT R/W" and "STANTEC".

Grantor Claims title by instrument of record in Instrument Number 200407260171844, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES, INC.

Registered Surveyor No. 7818