

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 09/12/2016

PID 95549

**PARCEL 16-WD  
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY  
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, DELAWARE 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 City of Columbus, County of Delaware, and State of Ohio, being in Farm Lot 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.709 acre tract conveyed to Polaris BFS, LLC, a Limited Liability Company, by Official Record 819, Page 2732, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the east side of the centerline of existing right-of-way of Orion Place, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in the centerline of Polaris Parkway, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of  $18^{\circ} 03' 40''$ , an arc length of 555.73 feet, a chord bearing South  $55^{\circ} 12' 27''$  West, and a chord distance of 553.43 feet to the existing intersection of said line with the existing centerline of Orion Place, said point being Station 164+00.00 in said centerline of Polaris Parkway;

Thence along the centerline of said Orion Place the following three courses:

- 1) South  $25^{\circ} 45' 43''$  East a distance of 212.81 feet to a point of curvature, said point being Station 2+12.81 in said centerline;
- 2) With a curve to the right having a radius of 900.00 feet, a central angle of  $18^{\circ} 09' 53''$ , an arc length of 285.33 feet, a chord bearing South  $16^{\circ} 40' 47''$  East, and a chord distance of 284.14 feet to a point of tangency, said point being Station 4+98.14 in said centerline;
- 3) South  $7^{\circ} 35' 35''$  East a distance of 455.48 feet to the intersection of said centerline with the existing centerline of Olde Worthington Road, said point being Station 9+53.62 in the centerline of said Orion Place;

Thence along the centerline of said Olde Worthington Road North  $82^{\circ} 24' 25''$  East a distance of 102.00 feet to Station 1+02.00 in said centerline

Thence North  $7^{\circ} 35' 35''$  West a distance of 40.00 feet to an iron pin set in the existing northerly right-of-way line of said Olde Worthington Road, said pin being 40.00 feet left of Station 1+02.00 in said centerline, said pin also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along said northerly line, also being the Grantor's southerly line, South  $82^{\circ} 24' 25''$  West a distance of 11.96 feet to a point 40.00 feet left of Station 0+90.04 in said centerline;

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Thence along the Grantor's westerly line, also being the existing easterly right-of-way line of said Orion Place, the following two courses:

- 1) With a curve to the right having a radius of 50.00 feet, a central angle of  $90^{\circ} 02' 46''$ , an arc length of 78.58 feet, a chord bearing North  $52^{\circ} 36' 53''$  West a distance of 70.74 feet to a point 40.00 feet left of Station 8+63.62 in the centerline of said Orion Place;
- 2) North  $5^{\circ} 19' 16''$  West a distance of 315.07 feet to an iron pin found with a yellow cap stamped "WOOLPERT" at the Grantor's northwesterly corner, said pin being 52.49 feet left of Station 5+48.79 in said centerline;

Thence along the Grantor's northerly line North  $84^{\circ} 40' 29''$  East a distance of 12.52 feet to an iron pin set on the proposed easterly right-of-way line of said Orion Place, said pin being 65.00 feet left of Station 5+49.29 in said centerline;

Thence along said easterly line the following four courses:

- 1) South  $3^{\circ} 33' 44''$  West a distance of 51.69 feet to an iron pin set 55.00 feet left of Station 6+00.00 in said centerline;
- 2) South  $7^{\circ} 35' 35''$  East a distance of 127.21 feet to magnetic nail set 55.00 feet left of Station 7+27.21 in said centerline;
- 3) With a curve to the left having a radius of 269.40 feet, a central angle of  $18^{\circ} 09' 00''$ , an arc length of 85.34 feet, a chord bearing South  $16^{\circ} 40' 03''$  East, and a chord distance of 84.98 feet to a point 68.40 feet left of Station 8+11.13 in said centerline;
- 4) South  $25^{\circ} 44' 31''$  East a distance of 107.86 feet to the TRUE POINT OF BEGINNING, containing 0.154 acres, of which the present road occupies 0.000 acres.

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The above described tract is located in Auditor's Parcel Number 318-443-02-024-000.

Grantor claims title by Official Record 819, Page 2732, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

Monuments referred to as iron pins set are ¾" x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.