

EXHIBIT A

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Rev. 06/09

Ver. Date 07/25/19

PID 86645

**PARCEL 3-WD
FRA-US40-10.55
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, Virginia Military Survey No.1393 and part of Lot 7 as delineated and numbered on the plat Richard Sinclair's Addition of record in Plat Book 4, Page 403 and described in a deed to Lanham Realty Group, LLC, an Ohio limited liability company by deed of record in Instrument No. 201201300012355 and being a parcel of land lying on the south side of the existing centerline of right-of-way for Broad Street (US-40) as shown on the Right of Way plans for FRA-US40-10.55 on file with the City of Columbus. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a mag spike set in the intersection of existing centerline of right of way line for Broad Street (US-40) (80' width) with the existing centerline intersection of Martin Avenue (50' width) and being located in the centerline of Broad Street (US-40) at station 595+14.72 and centerline station 115+00.00 for Martin Avenue;

Thence **S 08 degrees 29 minutes 14 seconds E** a distance of **40.00 feet** with the existing centerline of right of way line for Martin Avenue to a point, said point being 40.00 feet right from Broad Street (US-40) centerline station 595+14.72;

Thence **N 81 degrees 30 minutes 46 seconds E** a distance of **25.00 feet** across Martin Avenue roadway to a mag spike set in the existing easterly right of way line, said spike being the northwest corner of the grantor's said Lot 7 and lies in the existing southerly right of way line of Broad Street and being 40.00 feet right from Broad Street (US-40) centerline station 595+39.72 and being also the **TRUE POINT OF BEGINNING**;

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Thence continue **N 81 degrees 30 minutes 46 seconds E** a distance of **15.00 feet** with the existing southerly right of way line of Broad Street and the north line of the grantor's tract (*Lot 7*) to an iron pin set, said iron pin being 40.00 feet right from Broad Street (US-40) centerline station 595+54.72;

Thence **S 36 degrees 30 minutes 46 seconds W** a distance of **21.21 feet** across the grantor's tract (*Lot 7*) to a mag spike set in the existing easterly right of way line for Martin Avenue, same being the west line of the grantor's tract (*Lot 7*), said mag nail being 55.00 feet right from Broad Street (US-40) centerline station 595+39.72;

Thence **N 08 degrees 29 minutes 14 seconds W** a distance of **15.00 feet** with the existing easterly right of way line for Martin Avenue and the west line of the grantor's tract (*Lot 7*) to the northwest corner of said lot, same being a point in the existing southerly right of way line of Broad Street and the **TRUE POINT OF BEGINNING**, containing 0.003 acres more or less.

The above described area contains a total of **0.003 acres**, within Franklin County Auditor's Parcel Number 010-046820-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument Number 201201300012355 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 3/4 inch steel rod, thirty (30) inches long with an aluminum cap stamped "ODOT R/W PS No. S-7514".

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) head.

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This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in March, 2018. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of N 81°30'46" E on the centerline of Broad Street.

Resource International, Inc.

Mark S. Ward, P.S.

Professional Surveyor No. S-7514