

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 04/15/13

PID 17585

**PARCEL 11-WD-1
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]

**11-WD-1
0.091 Acres**

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 as adjudicated in Case Number 15CV-008703 Court of Common Pleas, 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____;

Commencing at a found 1 inch iron pipe 1 foot +/- deep at the southwest corner of said original 15.687 Acre tract, the southwest corner of the City of Columbus, Ohio 0.410 Acre tract (Official record Volume 6519 E-14) and the southeast corner of the Franklin County Commissioners 0.132 Acre tract (Parcel 26 WD, Official Record Volume 12318 I-04), said found 1 inch iron pipe bears North 89° 45' 40" East, 403.64 from a found Franklin County Monument No. 7772 at the centerline intersection of Hard Road and Sawmill Road (Station 99+99.90), and bears North 76° 58' 50" West, 98.49 feet from a found Franklin County Monument No. 6651 in the centerline of said Hard Road (Station 104+99.90) said 1 inch iron pipe being 18.17 feet left of centerline station 104+03.24;

Thence, along part of the west line of said original 15.687 Acre tract, along the west line of said 0.410 Acre tract and the east line of said 0.132 Acre tract, North 02° 43' 41" East, 20.00 feet to a

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set iron pipe at 38.17 feet left of centerline station 124+03.24 and being the True Point of Beginning of this description;

Thence, along part of the west line of said 15.687 Acre tract, North $02^{\circ} 43' 41''$ East 1.83 feet to an iron pipe set at 40.00 feet left of centerline station 124+03.24, in the south line of the Plainsboro Partners III Limited Partnership, an Ohio Limited Partnership 15.232 Acre Tract (Instrument NO. 200407260171844), and being 40 feet northerly from the centerline of said Hard Road;

Thence, along part of the south line of said 15.232 Acre tract, said line being 40.00 feet northerly of and parallel with the centerline of said Hard Road, South $87^{\circ} 39' 05''$ East, 892.23 feet to a found 1 inch iron pipe at 40.00 feet left of centerline station 112+95.49 and being the southeast corner of said 15.232 Acre tract, the southwest corner of the Millrun Condominium (Cond. P. B. 32, Pg. 33) and the northwest corner of the City of Columbus, Ohio 7,312.0 square foot tract (Deed Book 3739, Page 216);

Thence, along part of the east line of said original 15.687 Acre tract and part of the west line of said 7,312.0 square foot tract, South $02^{\circ} 14' 50''$ West, 6.88 feet to a found 1 inch iron pipe at 33.11 feet left of centerline station 112+95.50 and being the northeast corner of said 0.410 Acre tract;

Thence, along a north line of said 0.410 Acre tract, North $87^{\circ} 20' 36''$ West, 444.52 feet to a set iron pipe at 35.50 feet left of centerline station 108+50.99;

Thence, continuing along a north line of said 0.410 Acre tract, North $87^{\circ} 18' 36''$ West, 447.74 feet to the place of beginning CONTAINING 0.091 ACRES, (part of Auditor's Parcel Identification No. 590-157011). The foregoing description was prepared from an actual field survey made by Myers Surveying in August 2014 and resolved to the current alignment of Hard Road (FRA-CR 61-1.10) by Stantec Consulting Services Inc. in February 2017. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579".

The above described area, 0.091 acres, is contained within the Franklin County Auditor's Parcel 590-157011.

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.

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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.

[Signature] 02/17/17
Registered Surveyor No. S-8053

0-72-D
Split
0.091 acre
out of
(590)
157011

Hereto following is the text of the description of the 0.091 acre tract as confirmed in the current fee ownership of Plainsboro Partners by Judgement Entry Case Number 15CV-008703 Court of Common Pleas, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 18 of Flavel Tuller's Survey of record in Plat Book 3, Page 60 in Section 1, Township 2, range 19, United States Military Lands and being part of the 15.687 Acre tract conveyed to Albert J. and Helen R. Desantis by deed of record in Official Record Volume 5904 H-16, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office unless otherwise noted) and being more particularly described as follows:

Commencing at a found 1 inch iron pipe 1 foot +/- deep, in the south line of said Lot 18 at the southwest corner of said original 15.687 Acre tract, the southwest corner of the City of Columbus, Ohio 0.410 Acre tract (Official record Volume 6519 E-14) and the southeast corner of the Franklin County Commissioners 0.132 Acre tract (Parcel 26 WD, Official Record Volume 12318 I-04), said found 1 inch iron pipe bears North 87° 06' 47" East, 403.64 from a found Franklin County Monument No. 7772 at the centerline intersection of Hard Road and Sawmill Road, and bears North 79° 40' 42" West, 98.49 feet from a found Franklin County Monument No. 6651 in the centerline of said Hard Road;

Thence, along part of the west line of said original 15.687 Acre tract, along the west line of said 0.410 Acre tract and the east line of said 0.132 Acre tract, North 00° 04' 17" East, 20.00 feet to a set iron pipe at the True Point of Beginning of this description;

Thence, along part of the west line of said 15.687 Acre tract, North 00° 04' 17" East 1.83 feet to an iron pipe set in the south line of the Plainsboro Partners III Limited Partnership, an Ohio Limited Partnership 15.232 Acre Tract (Instrument NO. 200407260171844), and being 40 feet northerly from the centerline of said Hard Road;



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Thence, along part of the south line of said 15.232 Acre tract, said line being 40.00 feet northerly of and parallel with the centerline of said Hard Road, North $89^{\circ} 41' 33''$ East, 892.23 feet to a found 1 inch iron pipe at the southeast corner of said 15.232 Acre tract, the southwest corner of the Millrun Condominium (Cond. P. B. 32, Pg. 33) and the northwest corner of the City of Columbus, Ohio 7,312.0 square foot tract (Deed Book 3739, Page 216);

Thence, along part of the east line of said original 15.687 Acre tract and part of the west line of said 7,312.0 square foot tract, South $00^{\circ} 24' 32''$ East, 6.88 feet to a found 1 inch iron pipe at the northeast corner of said 0.410 Acre tract, said found 1 inch pipe bears North $00^{\circ} 24' 32''$ West, 20.00 feet from the south line of said Lot 18;

Thence, along a north line of said 0.410 Acre tract, said line being 20.00 feet northerly of and parallel with the south line of said Lot 18, West, 444.52 feet to a set iron pipe;

Thence, continuing along a north line of said 0.410 Acre tract, said line being 20 feet northerly of and parallel with the south line of said Lot 18, North $89^{\circ} 58' 00''$ W, 447.74 feet to the place of beginning CONTAINING 0.091 ACRES, (part of Auditor's Parcel Identification No. 590-157011). The foregoing description was prepared from an actual field survey made by Myers Surveying in August 2014. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is a south line of said Lot No. 18 held as WEST per Official Record Volume 6519 E-14.