

EXHIBIT A

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Ver. Date 07/08/20

PID 95639

**PARCEL 31B-WL
FRA-70-22.61
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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, being part of Half Section 39, of Section 23, Township 12, Range 21 Refugee Lands and being a part of a tract of land dedicated to the City of Columbus for Scarborough Boulevard, of record in Plat Book 46 Page 52, all references to records being on file in the Office of the Recorder, Franklin County, Ohio and being more fully described as follows;

Beginning for Reference at a Mag nail, as called for on 27.240 acre survey by Mark Alan Smith, P.S. #8232, in July 2018 at the intersection of Scarborough Boulevard and Park Crescent Drive, said Mag nail being 216.03 feet right of Station 556+41.26 along I-70.

Thence South 83° 05' 02" West, a distance of 2386.46 feet to a Pin and Cap Set in the southerly line of a 0.923 acre tract as conveyed to J.C. Penny Properties, Inc., A Delaware Corporation, of record in Deed Book 3496 Page 125, said Pin and Cap Set being in the Northerly right of way line of said Scarborough Boulevard as conveyed to the City of Columbus in Plat Book 46, Page 52, being 682.67 feet right of centerline station 533+00.87 being the **TRUE POINT OF BEGINNING**;

Thence along the southerly property line of said 0.923 acre tract the following three (3) courses:

1. North 48° 49' 53" East, a distance of 378.18 feet to a p.k. nail set at 412.80 feet right of centerline station 535+65.80;
2. With a curve to the right, having a radius of 790.00 feet, a central angle of 45° 31' 14" right, a curve distance of 627.64 feet, a chord bearing of North 71° 35' 30" East, and a

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chord distance of 611.26 feet, to a p.k. nail set at 176.24 feet right of centerline station 541+29.44;

3. South 85° 38' 53" East, a distance of 1405.56 feet, to a Pin and Cap Set at 176.05 feet right of centerline station 555+35.00;

Thence through said Scarborough Boulevard Dedication the following five (5) courses:

1. North 89° 17' 39" West, a distance of 422.86 feet, to a Pin and Cap Set at 203.00 feet right of centerline station 551+13.00;
2. North 87° 10' 58" West, a distance of 427.15 feet, to a Pin and Cap Set at 214.50 feet right of centerline station 546+86.00;
3. North 88° 15' 06" West, a distance of 526.71 feet, to a Pin and Cap Set at 238.50 feet right of centerline station 541+59.83;
4. With a curve to the left, having a radius of 1065.24 feet, a central angle of 42° 55' 49" left, a curve distance of 798.16 feet, a chord bearing of South 70° 17' 48" West, and a chord distance of 779.62 feet, to a Pin and Cap Set at 556.39 feet right of centerline station 534+47.97;
5. South 53° 42' 49" West, a distance of 193.88 feet to the **TRUE POINT OF BEGINNING**;

Containing 2.0717 acres more or less, within the Scarborough Boulevard Dedication, Consisting of 2.0717 acre of Present Roadway Occupation.

All references here in are to records in the Recorders Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Centerline bearing of Ohio Department of Transportation plan, FRA-70-22.61 PT 509+68.23 to PC 641+05.19 being South 85° 38' 24" East, for the purpose of angular measurements only with all other bearings calculated from this meridian.

All pins set are 3/4 inch rebar, 30 inches long, with a two inch aluminum cap reading "N.E.A.S.-O.D.O.T. RW.

