

EXHIBIT A

LPA RX 851 WD

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Ver. Date 05/15/2017

PID 99852

**PARCEL 45-WD
HAMILTON ROAD
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, FRANKLIN 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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 17 of the United States Military Lands and being 0.009 acres within a 2.000 acre parcel conveyed to 42 SHANGAI REALTY CORP a(n) New York Corporation, as described in Instrument Number 200504040060659 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project Hamilton Road, made by the Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing for reference at Franklin County Geodetic Survey (FCGS) monument #6671 found in the centerline of Hamilton Road (120' R/W), being at Station 79+57.60 and being South 3°28'21" West a distance of 1593.02 feet, along the centerline of right-of-way of Hamilton Road, from Franklin County Geodetic Survey (FCGS) monument #6666 found;

Thence from the said FCGS #6671 and along the said centerline of right-of-way of Hamilton Road, North 3°28'21" East a distance of 677.67 feet to a point at Station 86+35.27;

Thence North 86°31'39" West a distance of 90.04 feet to an iron pin set on the existing northerly right-of-way line of Chilmark Drive (as dedicated in Plat Book 106, Page 14), said point being 90.04 feet left of Station 86+35.27 and the True Point of Beginning;

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Thence along the said northerly existing right-of-way line of Chilmark Drive, North $86^{\circ}27'04''$ West, a distance of 40.09 feet to an iron pin set being 130.14 feet left of Hamilton Road centerline Station 86+35.32;

Thence across the said 2.000 acre tract, North $87^{\circ}50'18''$ East a distance of 39.55 feet to an iron pin set, being 90.77 feet left of centerline Station 86+39.21;

Thence across the said 2.000 acre tract, North $53^{\circ}12'24''$ East a distance of 40.33 feet to an iron pin set on the westerly right-of-way line of Hamilton Road, and the westerly line of a tract conveyed to the City of Columbus in Official Record 24824A09, and being 60.00 feet left of centerline Station 86+65.27;

Thence along the said northerly right-of-way line of Chilmark Drive with a curve to the right having a radius of 30.00 feet, a central angle of $90^{\circ}04'35''$, an arc length of 47.17 feet, and a chord that bears South $48^{\circ}30'39''$ West, a distance of 42.46 feet to the True Point of Beginning, containing 0.009 acres, more or less.

The above described parcel contains 0.009 acres, more or less, including the present road occupies which is 0.000 acres, for a net take of 0.009 acres from Auditors Permanent Parcel Number 010-271977.

All iron pins set are 5/8 inch rebar (30 inches long) with a yellow plastic cap stamped "R/W Dynotec, Inc." and are to be set after construction.

This description was prepared and reviewed on April 27, 2016 by Robert A. Bosworth, Registered Surveyor #7750.

This description is based upon a field survey performed by Dynotec, Inc. in January, 2015.

Grantor claims title by Instrument Number 200504040060659 in the Franklin County Recorder's Office.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (96 CORS) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Hamilton Road as North $3^{\circ}28'21''$ East.

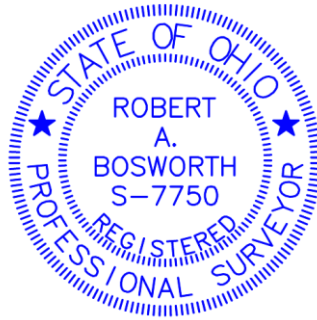
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The stations referred to herein are from the centerline of right-of-way of Hamilton Road as found on O.D.O.T. right of way plan "Hamilton Road" on file with the Ohio Department of Transportation, District 6, City of Delaware, Delaware County, State of Ohio.



Robert A. Bosworth, PS, PE
Reg. Surveyor No. 7750

Date