

EXHIBIT A

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Ver. Date 12-30-15

PID 95606

**PARCEL 2-WD
FRA - LAZELLE ROAD - PHASE A
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, located in Farm Lot 50 of Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the 0.631 acre tract conveyed to Cummins Property Services, LLC (Grantor) in Instrument Number 200208230208805, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

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Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $45^{\circ}31'07''$, an arc length of 377.36 feet, being subtended by a chord bearing of South $69^{\circ}10'33''$ West and a chord distance of 367.52 feet to a point of curvature, said point being at centerline station 68+40.93;

Thence continuing along said centerline, North $88^{\circ}03'54''$ West, along the centerline of Lazelle Road East, a distance of 600.42 feet to a monument set on the point of tangent, said point being at centerline station 62+40.51;

Thence leaving said centerline, North $01^{\circ}56'04''$ East, a distance of 40.00 feet to a point on the existing north right-of-way line for Lazelle Road East as established by Plat Book 64, Page 6 and southeast property corner for the said Cummins Property Services, LLC tract, being 40.00 feet left of Lazelle Road East centerline of right-of-way station 62+40.51, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence along the existing right-of-way with a curve to the right, said curve having a radius of 360.00 feet, a central angle of $20^{\circ}15'48''$, and an arc length of 127.32 feet to a point of reverse curve, being subtended by a chord bearing North $77^{\circ}56'00''$ West and a chord distance of 126.66', being 40.00' left of centerline station 60+99.04;

Thence along said existing property line with a curve to the left, said curve having a radius of 440.00 feet, a central angle of $01^{\circ}34'04''$, and an arc length of 12.04 feet to a point on the west property line of said Cummins Property Service, LLC tract, also being the southeast corner of a tract of land conveyed to Thomas 22 Limited in Instrument Number 200811030161676, being subtended by a chord bearing North $68^{\circ}35'08''$ West and a chord distance of 12.04', being 40.00' left of centerline station 60+88.10;

Thence North $02^{\circ}51'51''$ East, a distance of 6.30 feet along the said west property line of Cummins Property Service, LLC tract and east property line of said Thomas 22 Limited tract to a an iron pin set, being 46.00 feet left of centerline station 60+86.37;

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Thence through the said Cummins Property Service, LLC tract with a curve to the right, said curve having a radius of 446.00 feet, a central angle of $1^{\circ}48'53''$, an arc length of 14.13 feet to a point, being subtended by a chord bearing South $68^{\circ}42'33''$ East and a chord distance of 14.13 feet, being 46.00' left of centerline station 60+99.04;

Thence through the said Cummins Property Service, LLC tract with a curve to the left, said curve having a radius of 354.00 feet, a central angle of $20^{\circ}15'48''$, an arc length of 125.20 feet, being subtended by a chord bearing South $77^{\circ}56'00''$ East and a chord distance of 124.54 feet to an iron pin set on the east property line of said Cummins Property Service, LLC tract, also being said north right-of-way line of Lazelle Road East, being 46.00' left of centerline station 62+40.51;

Thence South $01^{\circ}56'06''$ West, a distance of 6.00 feet along the said east property line of Cummins Property Service, LLC tract to the **Point of Beginning**.

Containing 0.019 acre, more or less, within Franklin County Auditor's Parcel Number 610-214526. Consisting of 0.000 acres of Present Roadway Occupation.

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

The basis of bearings for this description is based on the bearing of South $86^{\circ}25'36''$ East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Lazelle Road and Lazelle Road East as shown upon the right of way plan FRA-LAZELLE ROAD-PHASE A on file with the City of Columbus, Ohio.

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This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-LAZELLE ROAD-PHASE A.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963