

EXHIBIT A

LPA RX 851 WD

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Ver. Date 7/25/12

PID #####

**PARCEL 73-WD
LOCKBOURNE 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, Section 26, ½ Section 39, Township 5, Range 22, Refugee Lands, being a strip of land out of those three tracts described in deeds to The City National Bank and Trust Company of Columbus, of record in Deed Volume 2545, Page 498 (north tract, 0.5 acre), Deed Volume 2546, Page 280 (middle tract, 0.784 acre less south 40 feet) and Deed Volume 2546, Page 277 (south tract, 40 foot wide strip), all references herein being to the records of the Recorder's Office, Franklin County, Ohio, said strip being on the RIGHT side of Lockbourne Road (and north of S.R. 104) as delineated upon plans prepared for the City of Columbus and designated as 2746 DR. E, and being more particularly described as follows:

All references herein to station and offset are to the centerline of construction of Lockbourne Road.

Beginning **FOR REFERENCE** at Franklin County Geodetic Survey (FCGS) Monument Number 1462 at the intersection of the centerline of Lockbourne Road with the centerline of Marion Road (from the west) and located at station 41+88.82; thence North 03°54'25" East, along the centerline of Lockbourne Road, a distance of 3127.66 feet to a Mag Nail set at the southwesterly corner of said 40-foot wide strip (D.B. 2546, PG. 277) and at the northwesterly corner of that 0.655-acre tract as described in a deed to D.I.Y. Car Wash Systems, Inc., of record in Official Record Volume 9059, Page H01 and located at station 73+16.48, the **TRUE PLACE OF BEGINNING**:

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Thence North 03°54'25" East, along said centerline, a distance of 372.88 feet to a Mag Nail set at the intersection of the centerline of Moler Road, 30 feet in width, being also the northwesterly corner of said 0.5-acre tract and located at station 76+89.36;

Thence South 85°30'36" East, along the centerline of Moler Road and along the northerly line of said 0.5-acre tract, a distance of 30.00 feet to a Mag Nail set located 30.00 feet RIGHT of station 76+89.06;

Thence South 03°54'25" West, through the three tracts of The City National Bank and Trust Company of Columbus and along the existing easterly right-of-way line of Lockbourne Road, a distance of 372.70 feet to an iron pin set in the southerly line of said 40-foot wide strip and in the northerly line of said 0.655-acre tract located 30.00 feet RIGHT of station 73+16.36;

Thence North 85°50'57" West, along said southerly and northerly lines, a distance of 30.00 feet to the **TRUE PLACE OF BEGINNING**.

Containing 0.2567 acre of land, of which the present road occupies 0.2567 acre leaving a net take of 0.0000 acre, being 0.0275 acre in parcel no. 010-113473, 0.1290 acre in parcel no. 010-112419 and 0.1002 acre in parcel no. 010-112357.

Bearings herein are based on field observations of established monuments FCGS 1462 and FCGS 8818, from the Franklin County Engineers Office, resulting in a bearing of North 03°54'25" East, for the existing centerline of Lockbourne Road north of Marion Road.

Iron pins set consist of a 5/8" rebar, 30" long capped with a plastic cap stamped "CITY OF COLUMBUS RIGHT-OF-WAY MARKER".

This description was prepared by M•E Companies Survey Group based on information obtained from field surveys performed in 2008 and 2009.

By _____
David L. Chiesa P.S. No. 7740 Date