

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 07/03/2017

PID 97197

**PARCEL 16-WD
FRA-40-22.16
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
THE CITY OF COLUMBUS, OHIO 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 part of Section 14, Half Section 21, Township 12, Range 21, Refugee Lands and being part of 20.129 acre tract of land conveyed to SRL East Main Center LLC, a Delaware limited liability company by Instrument No. 201503060028311 as recorded in Franklin County Recorder's Office and more described as follows:

Commencing at a 1" diameter steel rod located in a Monument Box Assembly (ODOT RM-1.1 Type C) set at the intersection Main Street (US 40) and McNaughten Road being on Station 66+28.78 Main Street (US 40);

Thence North 89°26'53" East a distance of 350.80 feet along the centerline of Main Street (US 40) to a point being on Station 69+79.58 Main Street (US 40);

Thence South 00°33'07" East a distance of 50.00 feet to a point on the southerly existing right of way line of Main Street (US 40) and being the southwest corner of ROW parcel 178C-WD (FRA-270-20.21S & 31.76 N, FRA-40-22.22) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 235,762 as recorded in Deed Book 2982, page 572 and in the east line of a 1.538 acre tract as conveyed to the City of Columbus in Deed Book 2851, page 617, said point being 50.00 feet right of Station 69+79.58 Main Street (US 40) and also being the **True Point of Beginning**;

Thence **North 89°26'53" East**, a distance of **1011.54 feet** along said southerly existing right of way line and being in the southerly lines of said State of Ohio ROW parcel 178C-WD, State of Ohio ROW parcel 178D-WD (FRA-270-30.42N) as conveyed in Deed Book 3002, page 699 and

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State of Ohio ROW parcel 178E-WD (FRA-270-30.42N) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 235,872 as recorded in Deed Book 3114, page 10 to a point being reference by a ¾" iron pipe found being South 04°15'59" West a distance of 0.20 feet from point and being on the grantor's easterly line and being the westerly line of a 1.01 acre tract of land conveyed to Triple R. Associates Ltd., a Florida limited Partnership by Instrument No. 200110150237624 and being 50.00 feet right of Station 79+91.12 Main Street (US 40);

Thence **South 04°15'59" West**, a distance of **15.05 feet** leaving said southerly existing right of way line and along said easterly and westerly line to an iron pin set being 65.00 feet right Station 79+89.86 Main Street (US 40);

Thence **South 89°26'53" West**, a distance of **389.86 feet** leaving said easterly and westerly line and across the grantor's property to an iron pin set being 65.00 feet right of Station 76+00.00 Main Street (US 40);

Thence **South 00°33'07" East**, a distance of **10.00 feet** continuing across the grantor's property to an iron pin set being 75.00 feet right of Station 76+00.00 Main Street (US 40);

Thence **South 89°26'53" West**, a distance of **200.00 feet** continuing across the grantor's property to an iron pin set being 75.00 feet right of Station 74+00.00 Main Street (US 40);

Thence **North 00°33'07" West**, a distance of **10.00 feet** continuing across the grantor's property to an iron pin set being 65.00 feet right of Station 74+00.00 Main Street (US 40);

Thence **South 89°26'53" West**, a distance of **77.84 feet** continuing across the grantor's property to an iron pin set being 65.00 feet right of Station 73+22.16 Main Street (US 40);

Thence **North 00°33'07" West**, a distance of **7.39 feet** continuing across the grantor's property to an iron pin set being 57.61 feet right of Station 73+22.16 Main Street (US 40);

Thence **South 88°53'18" West**, a distance of **17.93 feet** continuing across the grantor's property to an iron pin set being 57.78 feet right of Station 73+04.23 Main Street (US 40);

Thence **South 00°33'07" East**, a distance of **7.22 feet** continuing across the grantor's property to an iron pin set 65.00 feet right of Station 73+04.23 Main Street (US 40);

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Thence **South 89°26'53" West**, a distance of **325.89 feet** continuing across the grantor's property to an iron pin set on the grantor's westerly line and being the easterly line of a 3.839 acre tract of land conveyed to Mcnaughten-Wyandotte Limited Partnership, a limited partnership organized under the laws of the State of Ohio by Official Record 32955 Page J02 and being 65.00 feet right of Station 69+78.33 Main Street (US 40);

Thence **North 04°12'29" East**, a distance of **5.02 feet** along the easterly and westerly line to an iron pin set on the southerly existing right of way line of Main Street (US 40) and being on the southeasterly corner of a 1.538 acre tract of land conveyed to the City of Columbus by Deed Book 2851 page 617 and being 60.00 feet right of Station 69+78.75 Main Street (US 40);

Thence **North 04°11'34" East**, a distance of **10.03 feet** along the easterly line of said 1.538 acre tract and said westerly line and said southerly existing right of way line to the **True Point of Beginning** and containing 0.391 acres, more or less, of which 0.000 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.391 acres, more or less, are located within Auditor's Parcel No. 010-294645-00.

The basis of bearing for this description is based on project (Ground Level) coordinates values are relative to State Plane Coordinates (Ohio South Zone NAD 83 with 2007 NSRS Adjustment) by a Project Adjustment Factor (PAF) = 1.00004227 and is based on a mean project latitude of 39°57'16.38" North and an elevation of 814.927 feet. Coordinate values are from an actual GPS survey made in 2015 by Korda/Nemeth Engineering, INC. To obtain grid coordinates, divide the project distance or coordinates by the (PAF). The centerline of Main Street being N 89°26'53" E between Station 66+28.78 and Station 80+00.00.

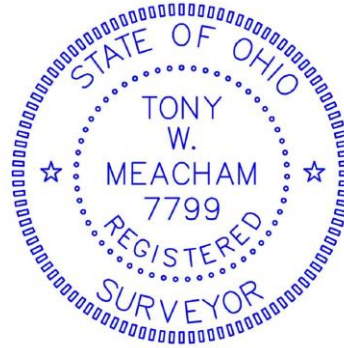
The basis of stationing for this description is based on US 40 (Main Street) centerline stationing as established on existing highway plan FRA-270-20.21S and FRA-270-31.76N.

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Iron pin set are 5/8" x 30" rebar topped by an aluminum cap stamped "ODOT R/W PS NO. 7799 KORDA/NEMETH ENG."

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2015 by Korda/Nemeth Engineering, Inc.



Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.

Date