

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/03/2014

PID 85017

**PARCEL 27-WD  
FRA-CR122-6.22  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the City of Columbus, County of Franklin, State of Ohio, and in Half Section 34, Section 24, Township 5 North, Range 22 West, Refugee Lands, being part of a tract in the name of Stephen L. Rosedale (hereinafter known as the "Grantor") as recorded in Instrument Number 200310070321547 of said county records.

Being a parcel of land lying on the left side of the centerline of right of way of Alum Creek Drive as shown on the centerline plat of FRA-CR122-6.22 as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the records of Franklin County and being further described as follows:

Commencing, for reference, at a drilled hole (set in curb) at a southwesterly corner of Columbus Commerce Center, as recorded in Plat Book 45, Page 48, said corner being on the south line of Section 24, 3.37 feet left of station 254+35.56 in the centerline of right of way of Alum Creek Drive at station 247+70.98;

Thence, North 86 degrees 30 minutes 47 seconds West, along the south line of Section 24, a distance of 110.51 feet, to a point 112.79 feet left of station 254+50.09;

Thence, North 03 degrees 29 minutes 13 seconds East, leaving said section line, a distance of 79.12 feet to an iron pin (set) on the northerly existing right of way line of Frebis Avenue, and the grantor's southerly property line, 104.66 feet left of station 255+23.14, said pin (set) also being an angle point in the westerly line of a tract in the name of the City of Columbus as recorded in Official Record 17181, Page A20, and the **Point of Beginning** of the parcel herein described;

Thence, leaving said existing right of way line, through the grantor's tract, the following four (4) calls:

1. North 42 degrees 10 minutes 48 seconds East, a distance of 32.28 feet to an iron pin (set) 82.61 feet left of station 255+46.08;

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2. Northeasterly, an arc distance of 66.30 feet, along the arc of a curve deflecting to the right, having a central angle of 03 degrees 27 minutes 24 seconds, a radius of 1099.00 feet, and a chord that bears North 01 degrees 10 minutes 14 seconds East, a distance of 66.29 feet, to an iron pin (set) 80.50 feet left of station 256+12.18;
3. North 02 degrees 53 minutes 56 seconds East, a distance of 89.38 feet to an iron pin (set) 74.99 feet left of station 257+01.39;
4. North 03 degrees 29 minutes 54 seconds East, a distance of 69.22 feet to a 1 inch iron pipe (found) at the grantor's northeasterly corner, the southeasterly corner of a tract in the name of Ventas Realty Limited Partnership, a Delaware Limited Partnership, as recorded in Instrument Number 200407080158037 and the northwesterly corner of a tract in the name of The City of Columbus as recorded in Official Record 17181, Page A20, said corner being on the westerly existing right of way line of Alum Creek Drive, 70.00 feet left of station 257+70.43;

Thence, South 00 degrees 38 minutes 09 seconds East, along said existing right of way line, and the grantor's easterly property line, a distance of 227.49 feet to a point 70.02 feet left of station 255+43.12;

Thence, South 52 degrees 02 minutes 33 seconds West, continuing along said existing right of way line, a distance of 34.69 feet to a 1 inch iron pipe (found) on the northerly existing right of way line of Frebis Avenue, 97.72 feet left of station 255+22.77;

Thence, North 87 degrees 56 minutes 06 seconds West, along said line, a distance of 6.95 feet to the **Point of Beginning**.

The above described area contains 0.0443 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-224212.

The bearings for this description are based on the bearing between Franklin County Engineer's Stations "FRANK33" and "FRANK43" being South 26 degrees 38 minutes 00 seconds East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 Adjustment).

All iron pins set are 5/8" x 30" rebar with cap stamped "GPD GROUP".

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Columbus, Ohio in June, 2012.

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
dba GPD Group

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Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

Date