

EXHIBIT A

LPA RX 851 WD

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Ver. Date 03/25/2016

PID 99852

**PARCEL 12-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 0.018 acres within a 0.923 acre parcel conveyed to Columbus Duchess, LLC as described in Instrument Number 201603040026269 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 #6616 found in the centerline intersection of right-of-way of Hamilton Road (120' R/W) and Morse Road, being at station 61+88.00 and being South 3°18'14" West a distance of 1769.60 feet, along the centerline of right of way of Hamilton Road, from Franklin County Geodetic Survey (FCGS) monument #6671 found, also being the southeast corner of a tract conveyed to the City of Columbus in Official Record 21577B05;

Thence from the said FCGS #6616 along the said centerline of right-of-way of Hamilton Road and the easterly line of the said City of Columbus tract, North 3°18'14" East a distance of 103.45 feet to a point at Station 62+91.45;

Thence North 86°41'46" West a distance of 60.00 feet to an iron pin set on the existing westerly right-of-way of Hamilton Road and a westerly corner of the said City of Columbus tract, said point being 60.00 feet left of Station 62+91.45 and being The True Point of Beginning;

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Thence along the said westerly existing right-of-way of Hamilton Road and a westerly line of the said City of Columbus tract, South 42°48'32" West a distance of 7.86 feet to an iron pin set being 65.00 feet left of centerline Station 62+85.39;

Thence across the said 0.923 acre tract, North 3°18'14" East a distance of 162.86 feet to an iron pin set in the southerly property line of a tract conveyed to Christopher M. Krisiewicz, Trustee, as described in Instrument Number 201509110128077 and being 65.00 feet left of centerline Station 64+48.25;

Thence along the said southerly property line, South 86°21'06" East a distance of 5.00 feet to an iron pin found in the said westerly existing right-of-way of Hamilton Road and at a northerly corner of the said City of Columbus tract and the southwest corner of another tract conveyed to the City of Columbus in Deed Book 3578, page 558, and being 60.00 feet left of centerline Station 64+48.22;

Thence along the said westerly existing right-of-way of Hamilton Road, South 3°18'14" West a distance of 156.77 feet to The True Point of Beginning, containing 0.018 acres, more or less.

The above described area contains 0.018 acres, more or less, of which 0.000 acre are in the present road occupied, for a net take of 0.018 acres from Auditors Permanent Parcel Number 010-238027.

This description was prepared and reviewed on March 24, 2016 by Robert A. Bosworth, Registered Surveyor #7750.

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

Grantor claims title by Instrument Number 201603040026269 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°18'14" East.

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The stations referred to herein are from centerline 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