

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 11/03/2016

PID 92616

**PARCEL 13-WD
FRA-270-51.50
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, Franklin County, Township of Hamilton and being part of Section 21, Township 4 North, Range 22 West of the Congress Lands, and being all of a 0.260 acre tract conveyed to City of Columbus, Ohio (hereafter referred to as "Grantor") by the instrument filed as Official Record volume 17674, page C19 (all document references are to the records of Franklin County unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of existing right-of-way of US 23 (PIC-23-17.66, FRA-23-(0.00-5.37), more particularly described as follows:

BEGINNING at an iron pin set being referenced by a 1/2" iron pin found to be North 84 degrees 00 minutes 45 seconds East at a distance of 70.38 feet, said pin being at station 554+43.79 of the centerline of existing right-of-way of US 23 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northerly line, North 83 degrees 41 minutes 05 seconds East for a distance of 62.00 feet to an iron pin set at the Grantor's northeast corner and the northwest corner of a parcel conveyed to Certified Real Estate, Inc. by the instrument filed as Instrument Number 200611270236041, said point being 62.00 feet right of the centerline of existing right-of-way of US 23 station 554+43.79;

Thence along the Grantor's easterly line and the westerly line of the said Certified Real Estate, Inc. parcel, South 02 degrees 45 minutes 02 seconds East for a distance of 128.67 feet to a Mag nail set being 54.00 feet right of the centerline of existing right-of-way of US 23 station 553+15.37;

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Thence continuing along the Grantor's easterly line and the westerly line of the said Certified Real Estate, Inc. parcel, South 06 degrees 18 minutes 55 seconds East for a distance of 71.62 feet to a Mag nail set at the Grantor's southeast corner and on the westerly line of a parcel conveyed to PFK Company II, LLC and Tamarack Enterprises II, L.P. by the instruments filed as Instrument Number 200403030046559; Instrument Number 200107230167042; Instrument Number 200107230167043; Instrument Number 200107230167044; Instrument Number 200107230167045; Instrument Number 200107230167046; and Instrument Number 200108080182912, the said point being 54.00 feet right of the centerline of existing right-of-way of US 23 station 552+43.75;

Thence along the Grantor's southerly line and the westerly line of the said PFK Company II, LLC and Tamarack Enterprises II, L.P. parcel, South 83 degrees 41 minutes 05 seconds West for a distance of 54.00 feet to an iron pin set at the Grantor's southwest corner and the southeast corner of a parcel conveyed to South High Street Duchess, LLC by the instrument filed as Instrument Number 201603040026280, said point being at station 552+43.75 of the centerline of existing right-of-way of US 23;

Thence along the Grantor's westerly line and the easterly line of the said South High Street Duchess, LLC parcel, North 06 degrees 18 minutes 55 seconds West for a distance of 200.04 feet to the TRUE POINT OF BEGINNING, containing 0.260 acres, more or less, of which 0.260 acres are within the present road occupied, resulting in a net take of 0.000 acres.

Prior instrument record as of this writing recorded in Official Record volume 17674, page C19 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. from 2015 through 2016 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983 (CORS96) with ties to Franklin County Monuments FRANK 17 and FRANK 134 having a relative bearing of North 04 degrees 27 minutes 10 seconds East.

The stations referenced herein are from the plans known as FRA-270-51.50 on file with the Ohio Department of Transportation.

0.23-11
New Entry?
Drop to
ROW
0.260 acre
Adj to
(510)
180712


Russell Koenig, S-8358



11-04-2016

Date

