

EXHIBIT A

PARCEL 158WD

FRA-CR61-4.34

James A. and Renee L. Palmer

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Description of Additional Right-of-Way for the Hard Road Phase C Roadway Improvements.

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 2, Township 2 North, Range 18 West, United States Military Lands, lying on the south side of Hard Road (County Route 61) east of Linworth Road County Route (County Route 63) and being part of a lot number 45 of The Bluffs, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 46, Page 88, conveyed to James A. and Renee L. Palmer by Official Record 22539 I17 of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at a railroad spike found and to be reset upon completion of construction, at the centerline intersection of Hard Road (Station 250+65.86) and the Hidden Hollow Drive centerline, as delineated on the Centerline Plat prepared by URS Corporation for said improvement to Hard Road, on record in the Franklin County Engineer's Office;

Thence N 87° 06' 01" W, along the centerline of said Hard Road, a distance of 1144.38 feet to Station 239+21.48, thence S 02° 53' 59" W, a distance of 30.00 feet to the existing Hard Road right-of-way and the Grantor's northwest corner, said corner also being the northeast corner of Lot 46 conveyed to the Virginia L. Adams by Instrument Number 200110300249803 and being the **TRUE POINT OF BEGINNING**;

Thence S 87° 06' 01" E, along Grantor's northerly line and the existing southerly right-of-way line, a distance of 100.00 feet to the northeast corner of the Grantor's lot, said corner also being the northwest corner of Lot 44 conveyed to Robert J. and Laretta L. Fiorentino by Official Record 18129 I03, being 30.00 feet right of centerline Station 240+21.48;

Thence S 02° 53' 59" W, along the Grantor's easterly line, and along the westerly line of said Lot 44, a distance of 60.00 feet to an iron pin set, being 90.00 feet right of centerline Station 240+21.48;

Thence N 88° 13' 03" W, through the Grantor's property, a distance of 100.02 feet to an iron pin set, in the Grantor's westerly line, being 91.95 feet right of centerline Station 239+21.48;

Thence N 02° 53' 59" E, along the Grantor's westerly line and the easterly line of said Lot 46, a distance of 61.95 feet to a corner, being 30.00 feet right of centerline Station 239+21.48; and the **TRUE POINT OF BEGINNING**;

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Containing 0.140 acres of land, more or less, of which the present road occupies 0.000 acres, more or less. This take is Franklin County Auditor's Parcel 610-163035.

Basis of Bearings: The bearings were derived from a GPS survey performed by the Franklin County Engineer's Office occupying FCGS 2218 and FCGS 4427 and are based upon Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment). The Hard Road centerline survey bearing of S 87° 06' 01" E, as delineated on the Centerline Survey Plat by the Franklin County Engineer's Office was used. This bearing is based on the centerline of Hard Road between railroad spikes found at Station 246+42.66 (at Gatestone Lane), being 0.05 feet right of centerline and Station 250+65.86 (at Hidden Hollow Drive), and correspond to the bearing on said Centerline Plat.

Iron pins will be set upon completion of construction and are 3/4-inch diameter rebar, thirty inches long with yellow identification caps with URS.

This above description was prepared by Jay A. Muether, Registered Surveyor Number 7091, on February 26, 2004, from an actual survey performed by URS Corporation for the Hard Road Phase C roadway improvements project.

This document was originally issued by Jay A. Muether on 4/12/04 and pre-approved by the Franklin County Engineer's Office on 4/20/04. This document is not considered a sealed document.

Jay A. Muether
Ohio Registered Surveyor S-7091

Date

PARCEL 158WS

FRA-CR61-4.34

James A. and Renee L. Palmer

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Description of Mounding and Landscaping Parcel for the Hard Road Phase C Roadway Improvements.

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 2, Township 2 North, Range 18 West, United States Military Lands, lying on the south side of Hard Road (County Route 61) east of Linworth Road County Route (County Route 63) and being part of a lot number 45 of The Bluffs, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 46, Page 88, conveyed to James A. and Renee L. Palmer by Official Record 22539 I17 of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at a railroad spike found and to be reset upon completion of construction, at the centerline intersection of Hard Road (Station 250+65.86) and the Hidden Hollow Drive centerline, as delineated on the Centerline Plat prepared by URS Corporation for said improvement to Hard Road, on record in the Franklin County Engineer's Office;

Thence N 87° 06' 01" W, along the centerline of said Hard Road, a distance of 1144.38 feet to Station 239+21.48, thence S 02° 53' 59" W, a distance of 91.95 feet to an iron pin set in the Grantor's westerly line and the easterly line of Lot 46 conveyed to the Virginia L. Adams by Instrument Number 200110300249803 and being the **TRUE POINT OF BEGINNING**;

Thence S 88° 13' 03" E, through the Grantor's property, a distance of 100.02 feet to an iron pin set in the Grantor's easterly line and the westerly line of Lot 44 conveyed to Robert J. and Laretta L. Fiorentino by Official Record 18129 I03, being 90.00 feet right of centerline Station 240+21.48;

Thence S 02° 53' 59" W, along Grantor's easterly line and westerly line of said Lot 44, a distance of 45.00 feet to an iron pin set, being 135.00 feet right of centerline Station 240+21.48;

Thence N 88° 13' 03" W, through the Grantor's property, a distance of 100.02 feet to an iron pin set in the Grantor's westerly line and easterly line of said Lot 46, being 136.95 feet right of centerline Station 239+21.48;

Thence N 02° 53' 59" E, along the Grantor's westerly line and easterly line of said Lot 46, a

distance of 45.00 feet to an iron pin set, being 91.95 feet right of centerline Station 239+21.48 and the **TRUE POINT OF BEGINNING**;

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Containing 0.103 acres of land, more or less, of which the present road occupies 0.000 acres, more or less. This take is Franklin County Auditor's Parcel 610-163035.

Basis of Bearings: The bearings were derived from a GPS survey performed by the Franklin County Engineer's Office occupying FCGS 2218 and FCGS 4427 and are based upon Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment). The Hard Road centerline survey bearing of S 87° 06' 01" E, as delineated on the Centerline Survey Plat by the Franklin County Engineer's Office was used. This bearing is based on the centerline of Hard Road between railroad spikes found at Station 246+42.66 (at Gatestone Lane), being 0.05 feet right of centerline and Station 250+65.86 (at Hidden Hollow Drive), and correspond to the bearing on said Centerline Plat.

Iron pins will be set upon completion of construction and are 3/4-inch diameter rebar, thirty inches long with yellow identification caps with URS.

The above description was prepared by Jay A. Muether, Registered Surveyor Number 7091, on February 26, 2004 from an actual survey performed by URS Corporation for the Hard Road Phase C roadway improvements project.

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Jay A. Muether
Ohio Registered Surveyor S-7091

Date

PARCEL 158T

FRA-CR61-4.34

James A. and Renee L. Palmer

**TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK
NECESSARY TO REMOVE THE EXISTING STRUCTURE AND REGRADE
PROPERTY FOR APPROXIMATELY TWENTY-FOUR (24) MONTHS FROM DATE
OF ENTRY BY GRANTEE.**

Description of Temporary Right-of-Way for the Hard Road Phase C Roadway Improvements.

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 2, Township 2 North, Range 18 West, United States Military Lands, lying on the south side of Hard Road (County Route 61) east of Linworth Road County Route (County Route 63) and being part of a lot number 45 of The Bluffs, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 46, Page 88, conveyed to James A. and Renee L. Palmer by Official Record 22539 I17 of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

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Thence N 87° 06' 01" W, along the centerline of said Hard Road, a distance of 1144.38 feet to Station 239+21.48, thence S 02° 53' 59" W, a distance of 136.95 feet to an iron pin set in Grantor's westerly line and the easterly line of Lot 46 conveyed to the Virginia L. Adams by Instrument Number 200110300249803 and being the **TRUE POINT OF BEGINNING**;

Thence S 88° 13' 03" E, through the Grantor's property, a distance of 100.02 feet to an iron pin set in the Grantor's easterly line and the westerly line of Lot 44 conveyed to Robert J. and Laretta L. Fiorentino by Official Record 18129 I03, being 135.00 feet right of centerline Station 240+21.48

Thence S 02° 53' 59" W, along Grantor's easterly line and westerly line of said Lot 44, a distance of 45.00 feet to the Grantor's southeasterly corner, being 180.00 feet right of centerline Station 240+21.48;

Thence N 87° 06' 01" W, along the Grantor's southerly line and the northerly line of Lot 22 conveyed to Helen M. and Richard I. Dennis by Instrument Number 200012270260697 and Lot 21 conveyed to Jae H. and Gunn C. Lee by Instrument Number 199900011335, a distance of 100.00 feet to a corner, said corner being the southeast corner of said Lot 46, being 180.00 feet right of centerline Station 239+21.48;

Thence N 02° 53' 59" E, along the Grantor's westerly line and the easterly line of said Lot 46, a distance of 43.05 feet to an iron pin set, being 136.95 feet right of centerline Station 239+21.48; and the **TRUE POINT OF BEGINNING**;

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Containing 0.101 acres of land, more or less, of which the present road occupies 0.000 acres, more or less. This take is Franklin County Auditor's Parcel 610-163035.

Basis of Bearings: The bearings were derived from a GPS survey performed by the Franklin County Engineer's Office occupying FCGS 2218 and FCGS 4427 and are based upon Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment). The Hard Road centerline survey bearing of S 87° 06' 01" E, as delineated on the Centerline Survey Plat by the Franklin County Engineer's Office was used. This bearing is based on the centerline of Hard Road between railroad spikes found at Station 246+42.66 (at Gatestone Lane), being 0.05 feet right of centerline and Station 250+65.86 (at Hidden Hollow Drive), and correspond to the bearing on said Centerline Plat.

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Jay A. Muether
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Date