

EXHIBIT A

Page 1 of 2

LPA RX 851 WD

Rev. 06/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 17-WD
FRA-SR317-10.63
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 Northeast Quarter of Section 4, Township 11, Range 21 of the Congress Lands East of the Scioto within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 0.426 acre tract as described in a deed to JDH PROPERTIES, LLC, an Ohio limited liability company in Instrument Number 200403240064554 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) and centerline of survey of Refugee Road (C.R. 14), said monument being the southeasterly corner of Half Section 50, Section 28, Township 12, Range 21, Refugee lands, the southwesterly corner of Half Section 49, Section 28, Township 12, Range 21, Refugee lands, also being on the northerly line of the northwest quarter of Section 4, Township 11 Range 21, Congress Lands East of the Scioto and being on the northerly line of Madison Township and the southerly line of Truro Township, said monument having a station of 210+00.00 back 10+00.00 ahead as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio;

Thence South 04° 20' 51" West, following the centerline of survey of Hamilton Road, for a distance of 200.89 feet to station 207+99.11;

Thence South 85° 39' 09" East, leaving the centerline of Hamilton Road perpendicular to the previous course and passing through Parcel 150A-WD as described in a deed to the State of Ohio in Deed Book 3030 page 41 and then Parcel 151B-WD, also described in a deed to the State of Ohio in Deed Book 2802 page 436 and both being shown in right of way plans FRA-270-18.15 S, for a distance of 50.00 feet to the easterly right of way of Hamilton Road and the easterly line

EXHIBIT A

LPA RX 851 WD

Rev. 06/09

of said Parcel 151B-WD and being the northwesterly corner of said 0.426 acre tract and the southwesterly corner of a 0.542 acre tract as described in a deed to SPIRIT SPE PORTFOLIO 2004-6, LLC in Instrument Number 200506080111180 and being the **True Place of Beginning** of the parcel here in described;

Thence South 85° 36' 31" East, following the northerly line of said 0.426 acre tract and the southerly line of said 0.542 acre tract, for a distance of a distance of 15.00 feet to an iron pin set;

Thence South 04° 20' 51" West, passing through said 0.426 acre tract a distance of 25.37 feet to an iron pin set on the existing easterly right of way of Hamilton Road and a line common with said 0.426 acre tract;

Thence North 85° 39' 09" West, following easterly right of way of Hamilton Road and a line common with said 1.426 acre tract, for a distance of 15.00 feet to a 5/8" iron pin found with a Bock & Clark identifying cap;

Thence North 04° 20' 51" East, continuing along the easterly right of way of Hamilton Road and the westerly line of said 0.426 acre tract, for a distance of 25.38 feet to the **True Point of Beginning**, and containing within said bounds 381 square feet or 0.0087 acres of land, more or less in Franklin County Auditor Parcel Number 530-231560-00, of which the present road occupied is 0.000 acres of land.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
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