

EXHIBIT A

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Rev. 06/09

Ver. Date 09/12/2016

PID 95549

**PARCEL 25-WDV
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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 WESTERVILLE, DELAWARE 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 City of Westerville, County of Delaware, and State of Ohio, being in Farm Lot 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 8.961 acre tract conveyed to ST Investment Properties LLC, a Florida Limited Liability Company, by Official Record 200, Page 2032, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Old Worthington Road, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in the centerline of Polaris Parkway, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of $18^{\circ} 03' 40''$, an arc length of 555.73 feet, a chord bearing South $55^{\circ} 12' 27''$ West, and a chord distance of 553.43 feet to the existing intersection of said line with the existing centerline of Orion Place, said point being Station 164+00.00 in said centerline of Polaris Parkway;

Thence along the centerline of said Orion Place the following three courses:

- 1) South $25^{\circ} 45' 43''$ East a distance of 212.81 feet to a point of curvature, said point being Station 2+12.81 in said centerline;
- 2) With a curve to the right having a radius of 900.00 feet, a central angle of $18^{\circ} 09' 53''$, an arc length of 285.33 feet, a chord bearing South $16^{\circ} 40' 47''$ East, and a chord distance of 284.14 feet to a point of tangency, said point being Station 4+98.14 in said centerline;
- 3) South $7^{\circ} 35' 35''$ East a distance of 455.48 feet to the intersection of said centerline with the existing centerline of Olde Worthington Road, said point being Station 9+53.62 in the centerline of said Orion Place;

Thence along the centerline of said Olde Worthington Road the following two courses:

- 1) North $82^{\circ} 24' 25''$ East a distance of 127.04 feet to a point of curvature, said point being Station 1+27.04 in said centerline;
- 2) With a curve to the left having a radius of 350.00 feet, a central angle of $36^{\circ} 14' 39''$, an arc length of 221.40 feet, a chord bearing North $64^{\circ} 17' 06''$ East, and a chord distance of 217.73 feet to Station 3+48.44 in said centerline;

Thence South $43^{\circ} 50' 13''$ East a distance of 32.26 feet to the existing southerly right-of-way line of said Olde Worthington Road, also being the Grantor's northeasterly corner, said point being

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32.26 feet right of Station 3+48.44 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along the Grantor's northeasterly line South 86° 48' 18" East a distance of 12.48 feet to an iron pin set in the proposed easterly right-of-way line of said Olde Worthington Road, said pin being 41.49 feet right of Station 3+56.05 in said centerline;

Thence across said 8.961 acre tract along said easterly line the following two courses:

- 1) South 39° 55' 24" West a distance of 57.29 feet to an iron pin set 50.56 feet right of Station 3+06.00 in said centerline;
- 2) With a curve to the right having a radius of 367.40 feet, a central angle of 13° 23' 57", an arc length of 85.92 feet, a chord bearing South 46° 37' 22" West, and a chord distance of 85.72 feet to an iron pin set in the existing easterly right-of-way line of said Olde Worthington Road, said pin being 68.99 feet right of Station 2+34.37 in said centerline;

Thence along said easterly line, also being the Grantor's northwesterly line, North 39° 55' 24" East a distance of 134.96 feet to the TRUE POINT OF BEGINNING, containing 0.025 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-01-008-001.

Grantor claims title by Official Record 200, Page 2032, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

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The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

Monuments referred to as iron pins set are ¾" x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.