

EXHIBIT A

PARCEL 1-WL

DEL-750-0.00

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING
LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY**

Situated in the State of Ohio, County of Delaware, Township of Liberty, Quarter Township 3, Township 3 North, Range 19, United States Military Lands, being a part of Farm Lots 13, 15 and 16 and being a part of lands owned by the **City of Columbus, Ohio** and the **Board of Commissioners of Franklin County**, said lands also being described in the following 6 documents of record:

1. an original 37.169 acre tract described in Deed Book 441, Page 537
2. 265.58 acre tract (242.82 ac. Parcel I and 22.76 ac. Parcel II) described in Deed Book 514, Page 448 and Deed Book 514, Page 453
3. an original 25.397 acre tract described in Official Record 30, Page 1436 and 1438
4. an original 129.467 acre tract described in Deed Book 668, Page 236, 241 and 246
5. 1.711 acre tract (Tract I) described in Deed Book 640, Page 824
6. 1.39 acre tract (Tract II) described in Deed Book 640, Page 824

All records are on file in the Recorders Office, Delaware County, Ohio, unless otherwise noted, and also being a parcel of land lying on the left and right side of the centerline of survey of DEL-750-0.00 made by the Ohio Department of Transportation, as recorded in Plat Book _____, Page _____ of the records of Delaware County and being bounded and described as follows:

Beginning at a concrete monument found in the original easterly right of way line of State Route 257 (Riverside Drive), being 30.28 feet right of Centerline Station 647+26.51 of State Route 257;

Thence North 46°02'23" East, along said original easterly right of way line, passing a concrete monument at 56.45 feet being 34.74 feet right of Centerline Station 647+84.12 of State Route 257, a total distance of 206.31 feet to a concrete monument found being 39.28 feet right of Centerline Station 649+35.50 of State Route 257;

Thence North 43°16'20" East, along said easterly right of way line, a distance of 108.90 feet to a concrete monument found at a northwesterly corner of said original 37.169 acre tract, being 35.80 feet right of Centerline Station 650+44.26 of State Route 257;

Thence continuing along said original easterly line of Riverside Drive, along the arc of a curve to the left, having a radius of 1090.87 feet, an arc length of 30.95 feet and a delta of 1°37'32" to a point in said original easterly line of Riverside Drive, at the southwest corner of that 0.550 acre tract described in a deed to Thomas A. Moretti, Sr., of record in Deed Book 646, Page 829, being 34.53 feet right of Centerline Station 650+74.97 of

State Route 257, said arc being subtended by a chord bearing North $42^{\circ}27'34''$ East, a chord distance of 30.95 feet;

Thence South $85^{\circ}23'24''$ East, along a southerly line of said 0.550 acre tract, a distance of 21.47 feet to an iron pin set, being 51.00 feet right of Centerline Station 650+88.57 of State Route 257;

Thence passing through said lands owned by the City of Columbus, Ohio and Board of Commissioners of Franklin County, the following 13 courses and distances;

1. South $14^{\circ}01'53''$ East, a distance of 191.08 feet to an iron pin set, being 110.00 feet left of Centerline Station 102+00.00 of Proposed State Route 750;
2. South $44^{\circ}11'50''$ East, a distance of 281.79 feet to an iron pin set, being 110.00 feet left of Centerline Station 104+81.79 of Proposed State Route 750;
3. South $44^{\circ}55'46''$ East, a distance of 274.23 feet to an iron pin set, being 100.00 feet left of Centerline Station 107+71.79 of Proposed State Route 750;
4. Along the arc of a curve to the left, having a radius of 854.93 feet, a delta of $26^{\circ}03'45''$ and an arc length of 388.88 feet to an iron pin set, being 100.00 feet left of Centerline Station 112+06.16 of Proposed State Route 750, said arc being subtended by a chord bearing South $65^{\circ}55'43''$ East, a chord distance of 385.54 feet;
5. South $82^{\circ}45'38''$ East, a distance of 275.21 feet to an iron pin set, being 90.00 feet left of Centerline Station 114+96.16 of Proposed State Route 750;
6. South $87^{\circ}39'35''$ East, a distance of 1297.86 feet to an iron pin set, being 90.00 feet left of Centerline Station 127+94.02 of Proposed State Route 750;
7. North $87^{\circ}26'28''$ East, a distance of 275.21 feet to an iron pin set, being 100.00 feet left of Centerline Station 130+84.02 of Proposed State Route 750;
8. Along the arc of a curve to the left, having a radius of 854.93 feet, a delta of $42^{\circ}57'31''$ and an arc length of 641.00 feet to an iron pin set, being 100.00 feet left of Centerline Station 138+00.00 of Proposed State Route 750, said arc being subtended by a chord bearing North $62^{\circ}09'39''$ East, a chord distance of 626.09 feet;
9. North $29^{\circ}32'42''$ East, a distance of 330.26 feet to an iron pin set, being 100.00 feet left of Centerline Station 141+71.22 of Proposed State Route 750;
10. North $12^{\circ}31'39''$ East, a distance of 274.54 feet to an iron pin set, being 100.00 feet left of Centerline Station 144+61.22 of Proposed State Route 750;
11. North $09^{\circ}42'30''$ East, a distance of 599.02 feet to an iron pin set, being 100.00 feet left of Centerline Station 150+60.24 of Proposed State Route 750;
12. North $06^{\circ}16'22''$ East, a distance of 143.24 feet to an iron pin set, being 110.00 feet left of Centerline Station 152+00.00 of Proposed State Route 750;

13. North $12^{\circ}33'27''$ East, a distance of 85.53 feet to an iron pin set in the southerly line of that 12.000 acre tract as described in a deed to New Hope Reformed Church of record in Deed Book 336, Page 2527, being 110.00 feet left of Centerline Station 152+80.72 of Proposed State Route 750;

Thence South $80^{\circ}16'43''$ East, along said southerly line of said 12.000 acre tract, a distance of 48.12 feet to an iron pin found being the southeast corner of said 12.000 acre tract, being 62.02 feet left of Centerline Station 152+84.09 of Proposed State Route 750;

Thence North $09^{\circ}43'09''$ East, along the easterly line of said 12.000 acre tract, a distance of 52.01 feet to an iron pin found, being 66.85 feet left of Centerline Station 153+33.49 of Proposed State Route 750;

Thence along the arc of a curve to the right, having a radius of 1055.00 feet, a delta of $44^{\circ}48'15''$ and an arc length of 824.99 feet to an iron pin set, being 111.01 feet left of Centerline Station 160+92.53 of Proposed State Route 750, said arc being subtended by a chord bearing North $32^{\circ}07'17''$ East, a chord distance of 804.13 feet;

Thence along the arc of a curve to the left, having a radius of 50.00 feet, a delta of $84^{\circ}48'33''$ and an arc length of 74.01 feet to a point at the northeasterly corner of said 12.000 acre tract, being 25.66 feet left of Centerline Station 11+54.74 of Proposed Gibson Drive, said arc being subtended by a chord bearing North $12^{\circ}07'11''$ East, a chord distance of 67.43 feet;

Thence North $30^{\circ}17'03''$ West, along the northeasterly line of said 12.000 acre tract, passing an iron pin found at 89.85 feet in the southerly right of way line of Powell Road, a total distance of 119.62 feet to a point in the centerline of existing Powell Road, being 55.29 feet left of Centerline Station 12+55.29 of Proposed Gibson Drive and 2.54 feet left of Centerline Construction Station 779+43.73 of Powell Road;

Thence South $87^{\circ}23'34''$ East, along said existing centerline of Powell Road, a distance of 516.99 feet to a PK nail found at the northeast corner of said original 25.397 acre tract, being 47.90 feet left of Centerline Station 165+52.38 of Proposed State Route 750;

Thence South $02^{\circ}37'34''$ West, leaving said centerline, along the the easterly line of said original 25.397 acre tract, the westerly line of Wedgewood Subdivision, Section 2 of record in Plat Book 24, Page 32, a distance of 138.51 feet to an iron pin set, marking the northwest corner of Lot 1598 of said Wedgewood Subdivision, Section 2 described in a deed to Lawrence Vansuch of record in Deed Book 590, Page 318;

Thence passing through said lands owned by the City of Columbus, Ohio and Board of Commissioners of Franklin County, the following 21 courses and distances;

1. South $68^{\circ}12'44''$ West, a distance of 288.93 feet to an iron pin set, being 80.00 feet right of Centerline Station 162+00.00 of Proposed State Route 750;

2. South $45^{\circ}33'33''$ West, a distance of 408.20 feet to an iron pin set, being 100.00 feet right of Centerline Station 157+54.72 of Proposed State Route 750;

3. South $31^{\circ}36'12''$ West, a distance of 373.70 feet to an iron pin set, being 70.00 feet right of Centerline Station 153+50.24 of Proposed State Route 750;
4. South $13^{\circ}06'17''$ West, a distance of 281.20 feet to an iron pin set, being 65.00 feet right of Centerline Station 150+60.24 of Proposed State Route 750;
5. South $09^{\circ}42'30''$ West, a distance of 599.02 feet to an iron pin set, being 65.00 feet right of Centerline Station 144+61.22 of Proposed State Route 750;
6. South $09^{\circ}49'03''$ West, a distance of 301.43 feet to an iron pin set, being 80.00 feet right of Centerline Station 141+71.22 of Proposed State Route 750;
7. Along a curve to the right, having a radius of 1034.93 feet, a delta of $65^{\circ}13'55''$ and an arc length of 1178.28 feet to an iron pin set, being 80.00 feet right of Centerline Station 130+84.02, said arc being subtended by a chord bearing South $51^{\circ}01'28''$ West, a chord distance of 1115.67 feet;
8. North $87^{\circ}46'08''$ West, a distance of 301.43 feet to an iron pin set, being 65.00 feet right of Centerline Station 127+94.02 of Proposed State Route 750;
9. North $87^{\circ}39'35''$ West, a distance of 1297.86 feet to an iron pin set, being 65.00 feet right of Centerline Station 114+96.16 of Proposed State Route 750;
10. North $86^{\circ}55'01''$ West, a distance of 148.66 feet to an iron pin set, being 65.00 feet right of Centerline Station 113+50.00 of Proposed State Route 750;
11. North $82^{\circ}32'39''$ West, a distance of 151.12 feet to an iron pin set, being 65.00 feet right of Centerline Station 112+06.16 of Proposed State Route 750;
12. Along a curve to the right, having a radius of 1019.93 feet, a delta of $26^{\circ}03'45''$ and an arc length of 463.94 feet to an iron pin set, being 65.00 feet right of Centerline Station 107+71.79, said arc being subtended by a chord bearing North $65^{\circ}55'43''$ West, a chord distance of 459.95 feet;
13. North $47^{\circ}11'33''$ West, a distance of 179.69 feet to an iron pin set, being 60.00 feet right of Centerline Station 106+00.00 of Proposed State Route 750;
14. North $44^{\circ}20'31''$ West, a distance of 401.51 feet to an iron pin set, being 60.00 feet right of Centerline Station 102+00.00 of Proposed State Route 750;
15. North $51^{\circ}19'20''$ West, a distance of 80.62 feet to an iron pin set, being 70.00 feet right of Centerline Station 101+20.00 of Proposed State Route 750;
16. South $85^{\circ}44'12''$ West, a distance of 74.83 feet to an iron pin set, being 80.00 feet right of Centerline Station 647+50.00 of State Route 257;
17. South $37^{\circ}19'34''$ West, a distance of 137.66 feet to an iron pin set, being 80.00 feet right of Centerline Station 646+00.00 of State Route 257;
18. South $25^{\circ}49'04''$ West, a distance of 180.73 feet to an iron pin set, being 80.00 feet right of Centerline Station 644+00.00 of State Route 257;
19. South $15^{\circ}26'33''$ West, a distance of 182.18 feet to an iron pin set, being 70.00 feet right of Centerline Station 642+00.00 of State Route 257;

20. South $01^{\circ}34'30''$ East, a distance of 137.18 feet to an iron pin set, being 75.00 feet right of Centerline Station 640+50.00 feet of State Route 257;

21. South $06^{\circ}23'39''$ West, a distance of 67.39 feet to an iron pin set in the southerly line of said 1.711 acre tract, in the northerly line of that 1.80 acre tract described in a deed to Randy and Vera Edwards of record in Deed Book 567, Page 545, being 59.97 feet right of Centerline Station 639+79.81 of State Route 257;

Thence South $86^{\circ}50'49''$ West, along the southerly line of said 1.711 acre tract, the northerly line of said 1.80 acre tract, passing an iron pin set at 27.19 in the existing easterly right of way line of said State Route 257, a total distance of 30.37 feet to a point in the original easterly line of Riverside Drive, being 29.72 feet right of Centerline Station 638+82.59 of State Route 257

Thence North $13^{\circ}23'23''$ West, continuing along said original easterly line of Riverside Drive, a distance 58.79 feet to a concrete monument found being 22.79 feet right of Centerline Station 640+42.43 of State Route 257;

Thence continuing along said original easterly line of Riverside Drive, along the arc of a curve to the right, having a radius of 605.15 feet, a delta of $59^{\circ}25'44''$ and an arc length of 627.68 feet to a point in said original easterly line of Riverside Drive, being 23.81 feet right of Centerline Station 646+73.62 of State Route 257, said arc being subtended by a chord bearing North $16^{\circ}19'29''$ East, a chord distance of 599.92 feet;

Thence North $46^{\circ}02'23''$ East, continuing along said original easterly line of Riverside Drive, a distance of 51.96 feet to the **Place of Beginning**, and containing 27.641 acres of land. A detail of the areas split from each Auditor's parcel is included in the following table.

The above described area includes 0.313 acres that is within the present road occupied for State Route 257 and 0.292 acres that is within the present road occupied for Powell Road.

This description was prepared in December 2005 by James P. Villacres, Registered Professional Surveyor No.7912 from an actual field survey (1995-1999) by ms consultants, inc. and existing records.

The stations referred to herein reference the Centerline Survey Plat for DEL-750-0.00 prepared by ms consultants, inc. for the Ohio Department of Transportation.

Grantor claims title by the record documents of Delaware County, Ohio listed in the table below.

The bearings for this description are based upon a field traverse originating on survey control monuments "97-141" and "97-017" as established by The Delaware County Engineer's Office in 1997, and are based upon the Ohio State Plane Coordinate system, north zone, 1983 (1986).

Iron Pin(s) Set in the above description are 3/4 inch diameter iron bars 30 inches in length topped by a 1-1/2 inch diameter aluminum cap stamped "ODOT R/W ms consultants, inc." JAMES P. VILLACRES Professional Surveyor No. 7912

**PARCEL 2WD
DEL-750-0.00
WARRANTY DEED**

Situate in the State of Ohio, County of Delaware, Township of Liberty, in Farm Lot 13, Quarter Township 3, Township 3 North, Range 19 West, United States Military Lands, and being a part of a 12.000 acre tract of land as described in a quit claim deed to New Hope Reformed Church, Reformed Church in America, as recorded in deed Volume 336, Page 2527, All records are on file in the Recorders Office, Delaware County, Ohio, unless otherwise noted, and also being a parcel of land lying on the left and right side of the centerline of survey of DEL-750-0.00 made by the Ohio Department of Transportation, as recorded in Plat Book _____, Page _____ of the records of Delaware County and being bounded and described as follows:

Beginning at an iron pin found in an easterly line of said 12.000 acre tract, being 22.43 feet right of Centerline of Construction Station 779+59.93 of Powell Road and 43.66 feet left of Gibson Drive centerline of construction Station 12+32.39;

Thence South $30^{\circ}17'03''$ East, along the easterly line of the said 12.000 acre tract, a distance of 89.85 feet to a point of curvature, being 25.66 feet left of Gibson Drive centerline of construction Station 11+54.74;

Thence continuing along the easterly line of the said 12.000 acre tract, along the arc of curve to the right, having a radius of 50.00 feet, a delta of $84^{\circ}48'33''$, and an arc length of 74.01 feet, to an iron pin set, being 71.24 feet left of Gibson Drive centerline of construction Station 11+06.80, said arc being subtended by a chord bearing South $12^{\circ}07'11''$ West, a chord distance of 67.43 feet;

Thence North $26^{\circ}39'45''$ West crossing the said 12.000 acre tract, a distance of 162.73 feet to an iron pin set in the existing southerly right-of-way line of Powell Road, being 22.49 feet right of Powell Road centerline of construction Station 779+18.01 and 84.70 feet left of Gibson Road centerline of construction Station 12+39.21;

Thence North $02^{\circ}36'26''$ East, a distance of 25.00 feet to a point in the existing centerline of Powell Road, in the northerly line of said 12.000 acre tract, being 2.51 feet left of Powell Road centerline of construction Station 779+17.98;

Thence South $87^{\circ}23'34''$ East, continuing along the existing centerline of Powell Road, along the northerly line of the said 12.000 acre tract, a distance of 25.75 feet to the northeasterly corner of the said 12.000 acre tract, being 2.54 feet left of Powell Road centerline of construction Station 779+43.73 and 55.29 feet left of Gibson Drive centerline of construction Station 12+55.29;

Thence South $30^{\circ}17'03''$ East, along the easterly line of the said 12.000 acre tract, a distance of 29.77 feet to the place of **Beginning** of the

herein described parcel, containing 0.149 acres out of auditor's parcel 31934205002001.

This description was prepared in December 2005 by James P. Villacres, Registered Professional Surveyor No.7912 from an actual field survey (1995-1999) by ms consultants, inc. and existing records.

The stations referred to herein reference the Centerline Survey Plat for DEL-750-0.00 prepared by ms consultants, inc. for the Ohio Department of Transportation.

Grantor claims title by instrument(s) of record in deed Volume 336, Page 2527, Records Office, Delaware County, Ohio.

The bearings for this description are based upon a field traverse originating on survey control monuments "97-141" and "97-017" as established by The Delaware County Engineer's Office in 1997, and are based upon the Ohio State Plane Coordinate system, north zone, 1983 (1986).

Iron Pin(s) Set in the above description are 3/4 inch diameter iron bars 30 inches in length topped by a 1-1/2 inch diameter aluminum cap stamped "ODOT R/W ms consultants, inc."

James P. Villacres, Professional Surveyor No. 7912

PARCEL 2WL
DEL-750-0.00
WARRANTY DEED WITH LIMITATIONS OF ACCESS

Situate in the State of Ohio, County of Delaware, Township of Liberty, in Farm Lot 13, Quarter Township 3, Township 3 North, Range 19 West, United States Military Lands, and being a part of a 12.000 acre tract of land as described in a quit claim deed to New Hope Reformed Church, Reformed Church in America, as recorded in deed Volume 336, Page 2527, All records are on file in the Records Office, Delaware County, Ohio, unless otherwise noted, and also being a parcel of land lying on the left and right side of the centerline of survey of DEL-750-0.00 made by the Ohio Department of Transportation, as recorded in Plat Book _____, Page _____ of the records of Delaware County and being bounded and described as follows:

Beginning at an iron pipe found at the southeast corner of said 12.000 acre tract, being 62.02 feet left of Centerline Station 152+84.09 of Proposed State Route 750;

Thence North 80°16'43" West, along the southerly line of the said 12.000 acre tract, a distance of 48.12 feet to an iron pin set in the proposed limited access right-of-way line of Proposed State Route 750, being 110.00 feet left of Centerline Station 152+80.72 of Proposed State Route 750;

Thence crossing the said 12.000 acre tract by the following five (5) described courses and distances:

- 1) North 15°21'54" East, a distance of 75.38 feet to an iron pin set, being 110.00 feet left of Centerline Station 153+50.24 of Proposed State Route 750;
- 2) North 21°07'37" East, a distance of 274.46 feet to an iron pin set, being 120.00 feet left of Centerline Station 156+00.00 of Proposed State Route 750;
- 3) North 26°47'52" East, a distance of 111.32 feet to an iron pin set, being 130.00 feet left of Centerline Station 157+00.00 of Proposed State Route 750;
- 4) North 36°56'47" East, a distance of 111.31 feet to an iron pin set, being 130.00 feet left of Centerline Station 158+00.00 of Proposed State Route 750;
- 5) North 50°35'50" East, a distance of 145.51 feet to an iron pin set in an easterly line of said 12.00 acre tract, being 110.00 feet left of Centerline Station 159+30.54 of Proposed State Route 750;

Thence along the easterly line of the said 12.000 acre tract, along the arc of a curve to the left, having a radius of 1055.00 feet, a delta of 35°09'18", and an arc length of 647.32 feet, to an iron pipe found, said arc being subtended by a chord bearing South 27°17'49" West, a chord distance of 637.21 feet;

Thence South 09°43'09" West, along the easterly line of the said 12.000 acre tract, a distance of 52.01 feet to the point of **Beginning** of the herein described parcel, containing 0.417 acres out of auditor's parcel 31934205002001.

This description was prepared in September 2005 by James P. Villacres, Registered Professional Surveyor No.7912 from an actual field survey (1995-1999) by ms consultants, inc. and existing records.

The stations referred to herein reference the Centerline Survey Plat for DEL-750-0.00 prepared by ms consultants, inc. for the Ohio Department of Transportation.

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Iron Pin(s) Set in the above description are 3/4 inch diameter iron bars 30 inches in length topped by a 1-1/2 inch diameter aluminum cap stamped "ODOT R/W ms consultants, inc."

James P. Villacres Professional Surveyor No. 7912