

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 11/15/2018

PID 98557

**PARCEL 34-WD
FRA-CR03-12.96
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 the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey No. 1484, and being part of the 22.034 acre tract conveyed to **LJKJ Rome Hilliard, LLC (36.494%), Ruth Ann Hoffman (29.356%), Roy Lee Hoffman (34.150%)** (Grantor) in Instrument Number 201505270069264, 201505270069265, and 201212190195037 the below described parcel laying on the right side of Fisher Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book _____, Page _____, and being described as follows:

Being a parcel of land lying south of and adjacent to the south existing right-of-way line of Fisher Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967), and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the north line of V.M.S. #7326, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S. #7326, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the north line of V.M.S. #7326, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 86 degrees 14 minutes 38 seconds East, along the centerline of existing right-of-way of Fisher Road, and the north line of V.M.S. #7326, a distance of 1070.00 feet, passing the centerline of right-of-way of Hilliard & Rome Road East, also passing the southeast corner of V.M.S. #7065, at 1005.73 feet, to a point, being at centerline station 35+70.00;

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Thence South 03 degrees 45 minutes 22 seconds West leaving said centerline, a perpendicular distance of 50.00 feet to a point on the intersection of the existing south right-of-way line for Fisher Road and the east right-of-way line for Hilliard & Rome Road East, being 50.00 feet right of Fisher Road centerline of right-of-way station 35+70.00, and being the **Point of Beginning** for the herein described parcel;

Thence South 85 degrees 37 minutes 18 seconds East, a distance of 52.17 feet along said south right-of-way line to a point, being the northwest corner of a parcel of land conveyed to G&I IX Fisher LLC in Instrument number 201701270013940, and being 50.57 feet right of said centerline of Fisher Road right-of-way station 36+22.14;

Thence South 77 degrees 11 minutes 10 seconds East, a distance of 68.27 feet along the west property line of said G&I IX Fisher LLC parcel to a pin set, and being 61.78 feet right of said centerline of right-of-way station 36+88.55;

Thence North 85 degrees 36 minutes 30 seconds West, leaving the west property line of said G&I IX Fisher LLC parcel and through said LJKJ Rome Hilliard, LLC (36.494%), Ruth Ann Hoffman (29.356%), Roy Lee Hoffman (34.150%) parcel a distance of 67.54 feet to a pin set, being 60.57 feet right of said centerline of right-of-way station 36+22.03;

Thence North 85 degrees 37 minutes 18 seconds West, a distance of 61.54 feet to a pin set on the east right-of-way line of Hilliard & Rome Road East, being 59.90 feet right of said centerline of right-of-way station 35+60.52;

Thence North 47 degrees 31 minutes 38 seconds East, a distance of 13.71 feet continuing along said east right-of-way to the **Point of Beginning**.

Containing 0.021 acre, more or less, within Franklin County Auditor's Parcel Number 470-296106. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC.".

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All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Hilliard & Rome Road as shown upon the right of way plan FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD on file with the City of Columbus, Ohio.

This description was prepared under the direction of Richard F. Mathias, Registered Professional Surveyor Number 7798, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by 2LMN, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD.

Richard F. Mathias Date
Registered Professional Surveyor No. 7798