

EXHIBIT A

Page 1 of 2

LPA RX 851 WD

Rev. 06/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 55-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 Half Section 35, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of 2.295 acre tract as described in a deed to ARCP RL Portfolio X, LLC, a Delaware limited liability company in Instrument Number 201408070102719 (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 Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road 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 North 85° 29' 49" West, following the centerline of Groves Road, for a distance of 139.40 feet to a Survey Mag Nail at the southeasterly corner of said 2.295 acre tract, having a Station of 63+52.96~139.40' Lt.(Hamilton Road) and being the **True Place of Beginning** of the parcel here in described;

Thence North 85° 29' 49" West, continuing along the centerline of Groves Road and southerly line of said 2.295 acre tract, for a distance of 250.48 feet to a Survey Mag Nail set at the southwesterly corner of said 2.295 acre tract and the southeasterly corner of a 1.484 acre tract as described in a deed to PHILLIPPI INVESTMENTS, LTD. in Instrument Number 201502110017367;

EXHIBIT A

Page 2 of 2

LPA RX 851 WD

Rev. 06/09

Thence North $4^{\circ} 25' 28''$ East, leaving said centerline, crossing the northerly right of way of Groves Road, following the westerly line of said 2.295 acre tract and the easterly line of said 1.484 acre tract, for a distance of 82.43 feet to an iron pin set;

Thence passing through the said 2.295 acre tract on the following four (4) courses and distances;

1. South $85^{\circ} 12' 37''$ East. for a distance of 85.39 feet to an iron pin set;
2. Along the arc of a curve to the right, having a 83.00 foot radius, a central angle of $47^{\circ} 10' 11''$, with a chord bearing of North $70^{\circ} 55' 06''$ East, a chord length of 66.42 feet, for an arc length of 68.33 feet to an iron pin set;
3. Thence South $85^{\circ} 29' 49''$ East, for a distance of 78.18 feet to an iron pin set;
4. Thence North $64^{\circ} 30' 11''$ East, for a distance of 29.87 feet to an iron pin set on the easterly line of said 2.295 acre tract and the westerly right of way line of Hamilton Road as shown in FRA-40-18.69(317-2.05) right of way plan set and being Parcel 37B WD as described in Common Pleas Court Case No. 222104;

Thence South $04^{\circ} 22' 11''$ West along the westerly right of way of Hamilton Road and the easterly line of said 2.295 acre tract, passing the northerly right of way of Groves Road at a distance of 93.51 feet, for a total distance of 123.51 feet to the **True Point of Beginning**, and containing within said bounds 24,634 square feet or 0.5655 acres of land, more or less in Franklin County Auditor Parcel Number 010-012772-00, of which the present road occupied is 0.1725 acres of land for a net take of 0.3930 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 $4^{\circ} 22' 11''$ 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
Professional Surveyor No. 7912