

EXHIBIT A

Page 1 of 2

LPA RX 851 WD

Rev. 06/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 76-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 49, 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 a 2.532 acre tract as described in a deed to Sylvestre Eastland, LLC in Instrument Number 201504290054899 (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 South 85° 32' 20" East, following the centerline of Groves Road, the southerly line of Half Section 36 and the northerly line of Half Section 49, for a distance of 274.78 feet to the northwesterly corner of Creswick Addition as shown in Plat Book 42 page 123 and having a station of 109+74.78, Groves Road;

Thence South 04° 16' 56" West, leaving the centerline of Groves Road and following the westerly line of said Creswick Addition, for a distance of 30.00 feet to a ¾" iron pipe found at the northwesterly corner of said 2.532 acre tract, the northeasterly corner of a 0.7346(c) acre tract as described in a deed to EASTLAND-HAMILTON, LLC in Instrument Number

EXHIBIT A

Page 2 of 2

LPA RX 851 WD

Rev. 06/09

201208240124291, being on the southerly right of way of Groves Road and also being the **True Place of Beginning** of the parcel herein described;

Thence South 85° 32' 20" East, following the southerly right of way of Groves Road and the northerly line of said 2.532 acre tract, for a distance of 225.13 feet to an iron pin set;

Thence South 04° 27' 40" West, passing through said 2.532 acre tract, for a distance of 5.50 feet to an iron pin set;

Thence North 85° 32' 20" West, continuing through said 2.532 acre tract, for a distance of 225.12 feet to an iron pin set on the westerly line 2.532 acre tract and the easterly line of said 0.7346(c) acre tract;

Thence North 04° 16' 56" East, following the westerly line of said 2.532 acre tract and the easterly line of said 0.7346(c) acre tract, for a distance of 5.50 feet to the **True Point of Beginning**, and containing within said bounds 1,238 square feet or 0.0284 acres of land, more or less in Franklin County Auditor Parcel Number 010-016537-00, 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
Professional Surveyor No. 7912