

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 12/10/2018

PID 99744

**PARCEL 6-WD  
FRA-CR 14-1.99  
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).

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**[Surveyor's description of the premises follows]**

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Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 53 in original Truro Township, Township 12, Range 21 of the Refugee Lands. The herein described parcel lies on the left side of the existing centerline of right-of-way of Refugee Road. All bearings and distances, stations and offsets are based on the Right-of-Way plans prepared by Burgess & Niple for the City of Columbus as shown on the centerline plat for Refugee Road as recorded in Plat Book 125, pages 58 – 61 of the Franklin County Recorder's Office and as on file with the City of Columbus in plan 3419-E. Being part of lands conveyed to the "JJR ENTERPRISES, LLC, AN OHIO LIMITED LIABILITY COMPANY" (hereafter referred to as Grantor) as described in Instrument No. 201512230179999 of the Franklin County Recorder's Office and being more particularly described as follows:

**COMMENCING** at the intersection of the existing centerlines of right-of-way of Refugee Road (width varies) and Winchester Pike (width varies) on the existing centerline of right-of-way of Refugee Road at station 10+01.07, also on the existing centerline of right-of-way of Winchester Pike at station 50+00.00, being witnessed by a monument box, located at the center of the box lid, North 85 deg. 43 min. 08 sec. West, 1.07 feet;

**THENCE** with the existing centerline of right-of-way of Refugee Road, **South 85 deg. 43 min. 08 sec. East** for a distance of **449.99 feet** to the Southeast corner of a 0.1337 acre tract conveyed to the City of Columbus in Deed Book 2840, page 411 and the Southwest corner of a 0.1813 acre tract designated as Parcel No. 4 as appropriated by the City of Columbus in Franklin County Court of Common Pleas Case No. 231507 as recorded in Deed Book 3017 page 304 on the existing centerline of right-of-way of Refugee Road at station 14+51.06;

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**THENCE**, with the common line between said 0.1337 acre tract and Parcel No. 4, **North 03 deg. 59 min. 53 sec. East** for a distance of **60.00 feet** to North right-of-way line of Refugee Road, the Northeast corner of said 0.1337 tract, the Northwest corner of said Parcel No. 4, the Grantor's Southwest corner, and the Southeast corner of lands conveyed to Bando Properties, LLC an Ohio Limited Liability Company as described in Instrument No. 201112280169495 at 60.00 feet left of the existing centerline of right-of-way of Refugee Road station 14+50.76 and the **TRUE POINT OF BEGINNING** of the herein described parcel;

**THENCE** with the Grantor's West line and East line of Bando's lands, **North 03 deg. 59 min. 53 sec. East** for a distance of **5.00 feet** to an **Iron Pin Set** at 65.00 feet left of the existing centerline of right-of-way of Refugee Road at station 14+50.74;

**THENCE** through the Grantor's lands the following two (2) courses:

- 1) **South 85 deg. 43 min. 08 sec. East** for a distance of **119.26 feet** to an **Iron Pin Set** at 65.00 feet left of the existing centerline of right-of-way of Refugee Road at station 15+70.00;
- 2) **South 04 deg. 16 min. 52 sec. West** for a distance of **5.00 feet** to an **Iron Pin Set** on the North line of said Parcel No. 4 and right-of-way line of Refugee Road at 60.00 feet left of the existing centerline of right-of-way of Refugee Road at station 15+70.00;

**THENCE** with the North line of said Parcel No. 4 and right-of-way line of Refugee Road, **North 85 deg. 43 min. 08 sec. West** for a distance of **119.24 feet BACK TO THE TRUE POINT OF BEGINNING**.

The above-described parcel contains 0.0133 acres total; with 0.013, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 010-118448, also with 0.0003 acres (15 square feet), including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 010-001958.

The basis of bearings for the above-described parcel are based on the Grid North and the Ohio State Plane Coordinate System, South Zone, NAD83(2011), as established from a GPS survey utilizing the Ohio Department of Transportation's Virtual Reference System (VRS), performed by OHM-Advisors in November, 2015 and as expressed on said Right-of-Way plans and Centerline Plat prepared by Burgess & Niple for the City of Columbus on the existing centerline of Refugee Road by a monument box, located at the center of the box lid, at station 10+00.00 and a 1" rebar set in pavement at the centerline intersections of Refugee Road and Schwartz Road at station 28+89.33 with a bearing of South 85 deg. 43 min. 08 sec. East.

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All Iron Pins described as set are 5/8" x 30" rebar with a with a yellow plastic cap stamped "R/W Burgess & Niple" and shall be placed upon notification from the City of Columbus at the completion of construction.

This description was prepared by Burgess & Niple, under the direct supervision of Michael D. Jones, P.S., Ohio License No. 8459 and is based on a recent survey of the existing boundary monument locations performed by OHM Advisors, under the direction of John Raab, Professional Surveyor, Ohio License Number 7863, under a sub-consultant agreement between Burgess & Niple and OHM Advisors, for said services.

**Burgess and Niple, Inc.**

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Michael D. Jones PS  
Ohio Reg. No. 8459

Date